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24 Riland Grove, Sutton Coldfield, West Midlands, B75

7AW

Bill Tandy
and Company

INDEPENDENT PROFESSIONAL ESTATE AGENTS

24 Riland Grove, Sutton Coldfield, West Midlands, B75 7AW

£225,000

This Delightful two bedroom terraced home situated within a highly sought after area of Sutton Coldfield. Being ideally placed for many well reputed schools for children of all ages, offering excellent road and rail links for those looking to commute as well as superb shopping and leisure facilities at Sutton Coldfield Town Centre all of which are on the doorstep. These properties are truly deceptive and we recommend an early inspection to appreciate the accommodation on offer.



FIRST RECEPTION ROOM

3.39m x 3.37m (11' 1" x 11' 1") being approached via a UPVC double glazed front door and having radiator, ceiling light point, two UPVC double glazed windows to front and door to:

SECOND RECEPTION ROOM

4.62m x 3.40m (15' 2" x 11' 2") having built-in under stairs storage cupboard with light, radiator, UPVC double glazed window to rear, door opening to stairs leading to first floor and sliding door to kitchen.

KITCHEN

3.16m x 2.02m (10' 4" x 6' 8") having a range of wall and base units, complementary work surfaces, stainless steel sink with mixer tap, two UPVC double glazed windows to side, space for free-standing cooker with extractor above, ceiling light point, boiler, space for fridge and freezer and opening to UTILITY AREA having plumbing for washing machine, space for tumble dryer, UPVC frosted double glazed stable door to side and further door to:

DOWNSTAIRS W.C.

having low flush W.C., wall mounted wash hand basin, aqua panelling, radiator and UPVC frosted double glazed window to side.

FIRST FLOOR LANDING

having ceiling light point.

BEDROOM ONE

3.40m x 3.30m (11' 2" x 10' 10") having UPVC double glazed window to front, radiator and ceiling light point.

BEDROOM TWO

3.66m x 3.40m (12' 0" x 11' 2") having UPVC double glazed window to rear, radiator, ceiling light point and built-in storage cupboard having ladder to loft access.



SHOWER ROOM


having radiator, UPVC frosted double glazed window to rear, low flush W.C., pedestal wash hand basin and shower cubicle with electric shower fitment.

OUTSIDE

The property is approached via the walkway from Riland Road and a paved pathway and stone frontage leads to the front door. To the rear of the property is a small paved courtyard garden with fenced perimeters.



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		80
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales <small>EU Directive 2002/91/EC</small> 		

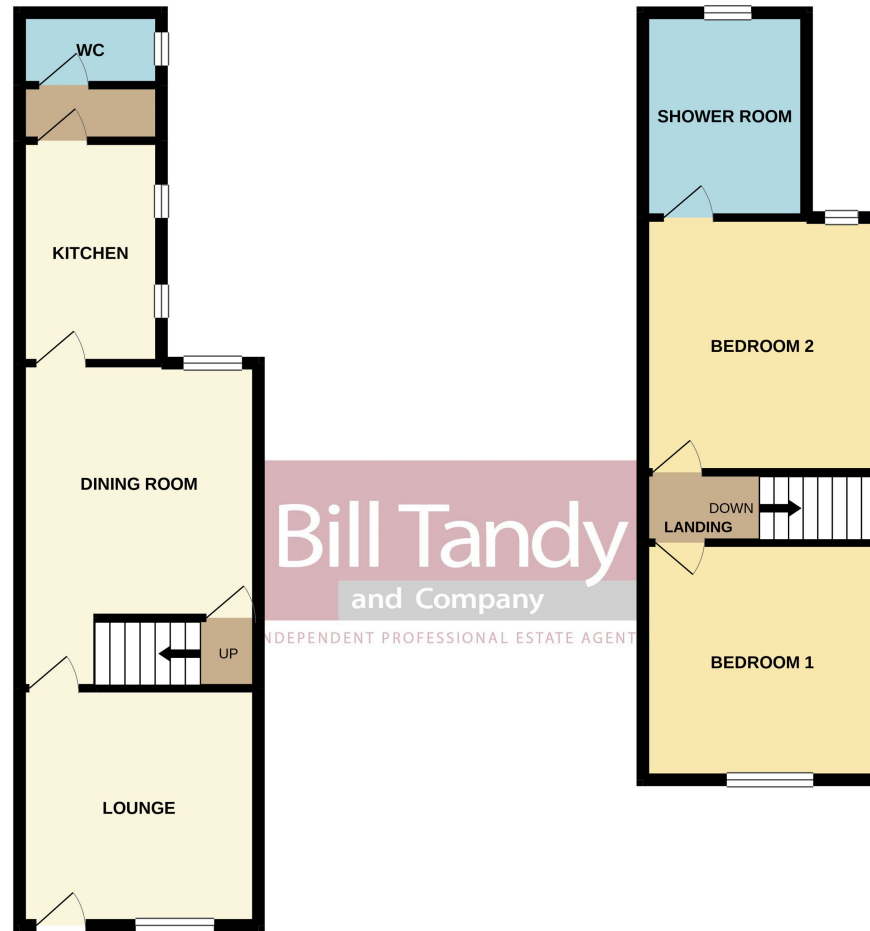
VIEWING

By arrangement with the Selling Agents, Bill Tandy and Company, 5 Mere Green Road, Sutton Coldfield, West Midlands, B75 5BL on 0121 323 48 48 or fouroaks@billtandy.co.uk

Whilst we endeavour to make our sales details accurate, if there is any point which is of importance to you, please contact the office, particularly if travelling some distance to view the property. Likewise the mention of any appliance and/or services does not imply that they are in full and efficient working order.

TENURE

Our client advises us that the property is Freehold. Should you proceed with the purchase of the property these details must be verified by your solicitor.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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