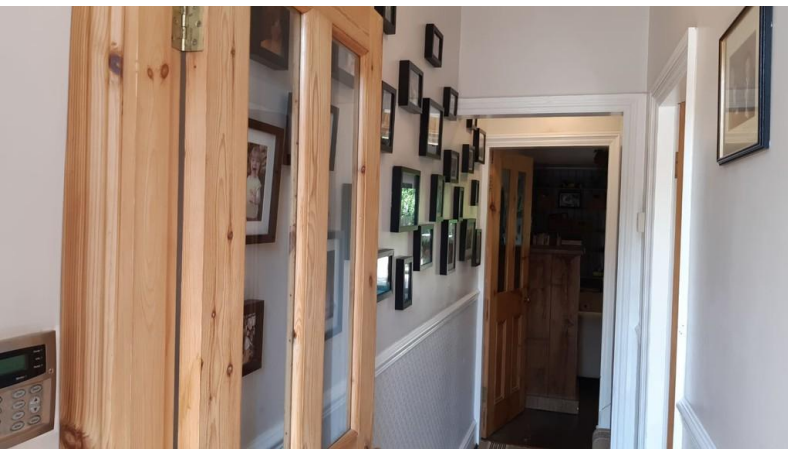


FOR SALE



Riland Road, Sutton Coldfield

3 Bedrooms, 1 Bathroom, End Terraced Property

Offers In Excess Of £360,000

MARTIN&CO



Riland Road, Sutton Coldfield

3 Bedrooms, 1 Bathroom

Offers In Excess Of £360,000

- THREE STOREY VICTORIAN END TERRACED
- THREE BEDROOMS
- LOUNGE
- KITCHEN/DINING ROOM
- SITTING AREA
- FAMILY BATHROOM
- OFF ROAD PARKING

Martin & Co are pleased to offer this superbly presented end terraced Victorian property full of character and charm. Ideally located for shops, schools, transport links and is approached by a double driveway with front door to an enclosed porch entrance. This leads to the reception hallway with a door leading to the front lounge ideal to relax in. Continuing through the house is an open plan family room incorporating the sitting room, fitted kitchen and dining area. This is a lovely room to relax and entertain in and has lovely views to the rear garden.

On the first floor are two double bedrooms with one having a built in wardrobe and they are accompanied by the family bathroom with bath, separate shower cubicle, W.C and wash basin.

On the second floor is the master bedroom with a lovely view of the garden and also has eaves storage.

To the rear of the property is a nice sized lawned garden with slabbed patio ideal for garden furniture with pathway, shared access, an extra stone chipped side garden ideal for sheds and storage. There is also a gate leading to Rectory Park.

AN INTERNAL VIEWING IS HIGHLY RECOMMENDED





PORCH

HALLWAY

LOUNGE 13' 11" x 10' 0" (4.24m x 3.05m)

FAMILY ROOM

SITTING ROOM 13' 6" x 11' 11" (4.11m x 3.63m)

KITCHEN/DINER 13' 5" x 9' 11" (4.09m x 3.02m)

LANDING

BEDROOM TWO 13' 5" x 12' 0" (4.09m x 3.66m)

BEDROOM THREE 20' 0" x 8' 1" max (6.1m x 2.46m)

BATHROOM 15' 7" x 6' (4.75m x 1.83m)

STAIRS TO

BEDROOM ONE 18' 4" x 13' 2" (5.59m x 4.01m)

OFF ROAD PARKING

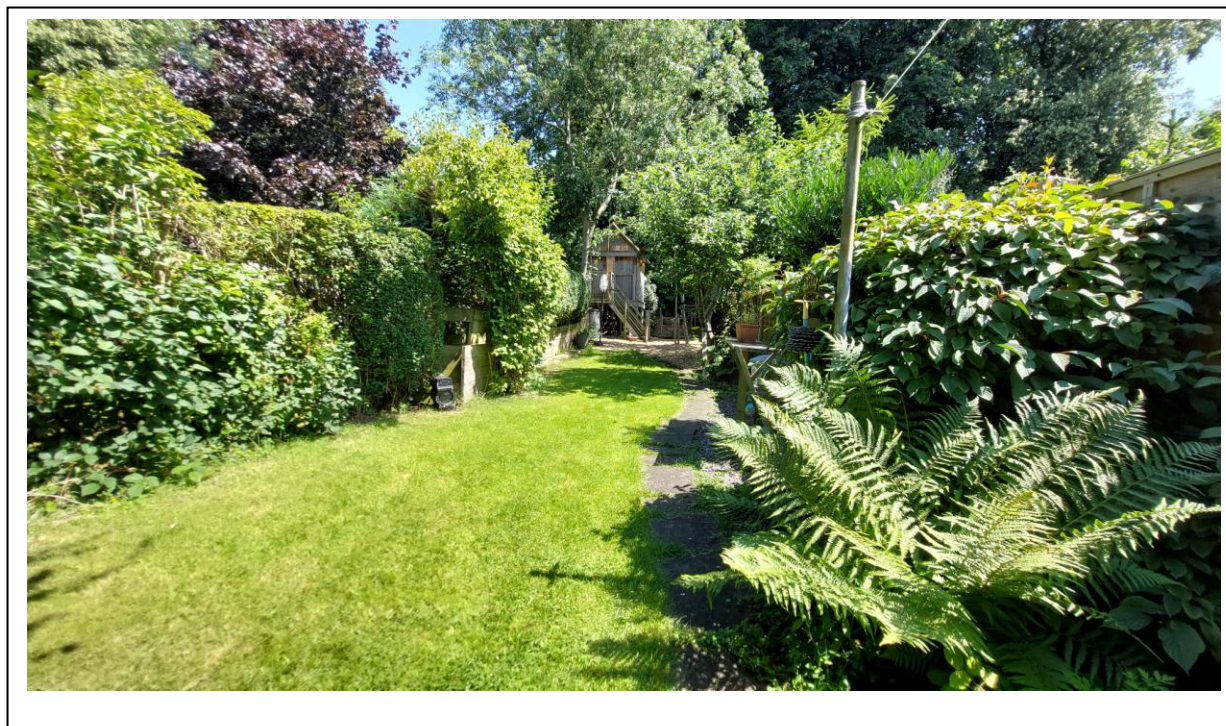
MATURE REAR GARDEN





Awaiting epc





Martin & Co Sutton Coldfield

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<http://www.martinco.com>



Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, in or for part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / Laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.