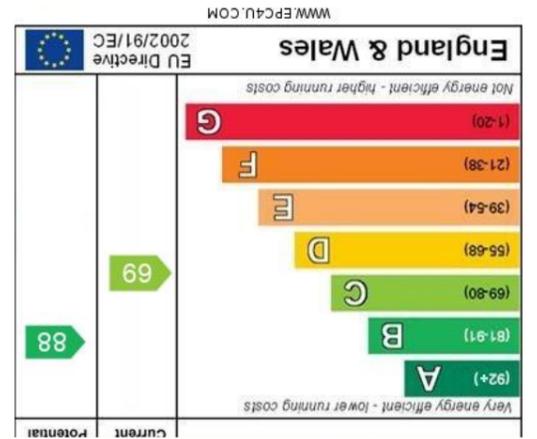


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
 NOT TO SCALE: THIS IS AN APPROXIMATE



If you require the full EPC certificate direct to your email address please contact the sales branch marketing this property and they will email the EPC certificate to you in a PDF format.
 Please note that on occasion the EPC may not be available due to reasons beyond our control, the Regulations state that the EPC must be presented within 21 days of initial marketing of the property. Therefore we recommend that you regularly monitor our website or email us for updates.
 Please feel free to relay this to your Solicitor or License Conveyor.



Walmley | 0121 313 1991



- A BEAUTIFULLY PRESENTED TWO BEDROOM PERIOD TERRACED
- FAMILY LOUNGE WITH SEPARATE DINING ROOM
- COMPREHENSIVELY FITTED DESIGNER KITCHEN
- TWO DOUBLE BEDROOMS
- LUXURY RE-APPOINTED FAMILY BATHROOM
- GOOD SIZED SECLUDED REAR GARDEN



31 Riland Road, Sutton Coldfield, B75 7AQ

£245,000



Property Description

NO UPWARD CHAIN***RECENTLY UNDERGONE MANY COSMETIC IMPROVEMENTS TO A HIGH SPECIFICATION THROUGHOUT: This beautifully presented two double bedroom period home set in the centre 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. Beautifully presented throughout and having a contemporary feel the home is entered through a family lounge with a separate dining area to the rear which has been opened up in to the stylish designer kitchen, on the first floor there are 2 double bedrooms and a luxury appointed family bathroom. To the rear is a good sized private rear garden and parking to the rear of the property subject to option to rent a parking space. EARLY INTERNAL VIEWING OF THIS STYLISH PERIOD PROPERTY IS CONSIDERED ESSENTIAL TO TRUELY APPRECIATED THE ACCOMMODATION ON OFFER.

Outside to the front the property is set back behind a paved fore garden with hedgerow to perimeter.

FRONT RECEPTION ROOM 11' 01" x 11' 01" (3.38m x 3.38m) Approached by an entrance door with transom style window over, focal point to room is chimney breast with cast iron fireplace with walk in double glazed bay window to front, useful built in storage cupboard with laminate flooring and door through to rear reception room.

DINING ROOM 12' 00" x 11' 00" (3.66m x 3.35m) Focal point to the room is a chimney breast with inset cast iron log burning stove, door with staircase leading off to first floor accommodation, with useful under stairs storage cupboard, further useful range of built in storage cupboards, double glazed window to rear, space for dining table and chairs and laminate flooring continuing through to kitchen area.

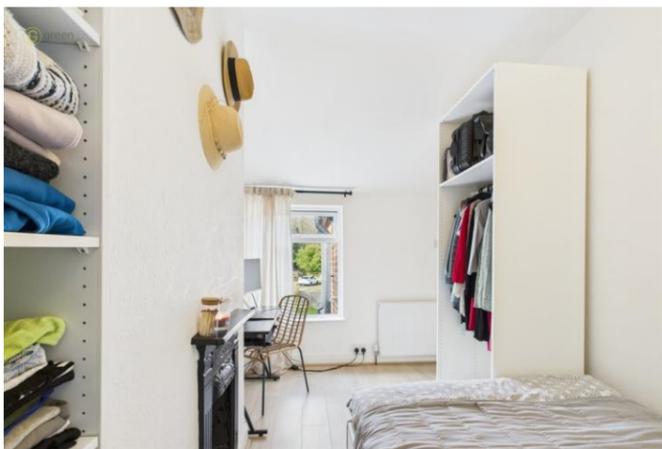
KITCHEN 13' 06" x 6' 02" (4.11m x 1.88m) Having being recently refitted with a comprehensive designer range of wall and base units with work top surfaces over, incorporating inset sink unit with brass mixer/boiling water tap and splash back surrounds, fitted gas hob with feature mirrored splash back, cooker beneath and extractor set in canopy above, integrated dish washer, space and plumbing for integral washing machine, integrate fridge and freezer, down lighting, double glazed window to side elevation.

FIRST FLOOR LANDING Approached via a stair case flowing from dining room, having access to loft, radiator and doors off to bedrooms and bathroom.

BEDROOM ONE 11' 02" x 11' 01" (3.4m x 3.38m) Being a great size with fire place with feature cast iron fireplace, laminate flooring, built in wardrobe, coving to ceiling and double glazed window to front elevation, radiator.

BEDROOM TWO 12' 02" x 8' 00" (3.71m x 2.44m) Having chimney breast with feature cast iron fireplace, laminate flooring, radiator and double glazed window over looking rear garden.

FAMILY BATHROOM 12' 08" x 6' 04" (3.86m x 1.93m) being luxuriously reappointed with a designer four piece bathroom suite, comprising free standing bath with feature brass water filler, vanity wash hand basin set on pedestal with cupboards and drawers beneath with feature brass mixer tap, low level WC, fully tiled walk in shower cubicle with glass splash back surrounds with brass mains fed shower over and shower attachment, part complementary tiling to walls, designer ladder heated towel rail, opaque double glazed window to rear elevation with fitted window shutters.



Outside to the rear there is a garden laid mainly to lawn with hedgerow and fencing to perimeter, also useful outside WC and brick garden store.

Council Tax Band B Birmingham City Council

Predicted mobile phone coverage and broadband services at the property.
 Mobile coverage - voice likely availability for EE, O2 & Vodafone limited availability for Three and data likely availability for EE & Vodafone limited availability for Three & O2
 Broadband coverage -
 Broadband Type = Standard Highest available download speed 7Mbps. Highest available upload speed 0.8Mbps.
 Broadband Type = Ultrafast Highest available download speed 1000 Mbps. Highest available upload speed 100 Mbps.

Networks in your area:- Virgin Media

The mobile and broadband information above has been obtained from the Mobile and Broadband checker - Ofcom website.



Sellers are asked to complete a Property Information Questionnaire for the benefit of buyers. This questionnaire provides further information and declares any material facts that may affect your decision to view or purchase the property. This document will be available on request.

Looking to make an offer? We are committed to finding the right buyer for the right property and try to do everything we can from the outset to ensure the sales we agree, subject to contract, will proceed to completion of contracts within a fair time frame that meets all parties' expectations. At one point during the offer negotiations, one of our branch-based mortgage advisers will call to financially qualify your offer. We recommend that you take this advice before making an offer.

BUYERS COMPLIANCE ADMINISTRATION FEE: in accordance with the Money Laundering Regulations 2007, Estate Agents are required to carry out due diligence on all clients to confirm their identity, including eventual buyers of a property. Green and Company use an electronic verification system to verify Clients' identity. This is not a credit check, so it will have no effect on credit history. By placing an offer on a property, you agree (all buyers) that if the offer is accepted, subject to contract, we, as Agents for the seller, can complete this check for a fee of £25 plus VAT (£30 inc VAT) which is non-refundable under any circumstance. A record of the search will be retained securely by Green and Company within the electronic property file of the relevant property.

FIXTURES AND FITTINGS as per sales particulars.

TENURE

The Agent understands that the property is freehold. However we are still awaiting confirmation from the vendors Solicitors and would advise all interested parties to obtain verification through their Solicitor or Surveyor.

GREEN AND COMPANY has not tested any apparatus, equipment, fixture or services and so cannot verify they are in working order, or fit for their purpose. The buyer is strongly advised to obtain verification from their Solicitor or Surveyor. Please note that all measurements are approximate. If you require the full EPC certificate direct to your email address please contact the sales branch marketing this property and they will email the EPC certificate to you in a PDF format

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