

# HUNTERS®

HERE TO GET *you* THERE

61 Riland Road, Sutton Coldfield, B75 7AN

Asking Price £240,000

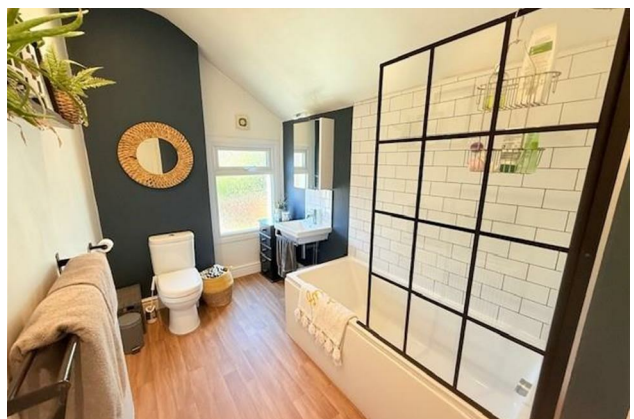
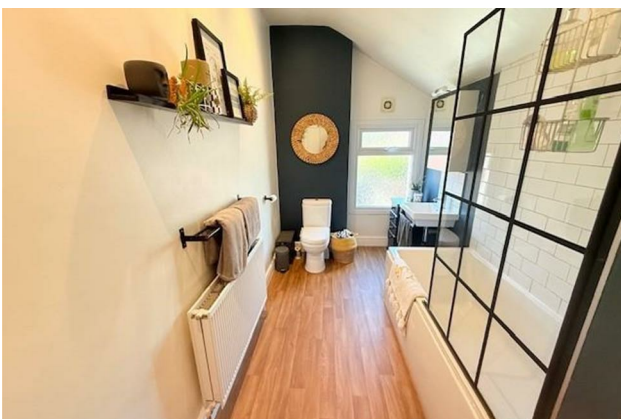
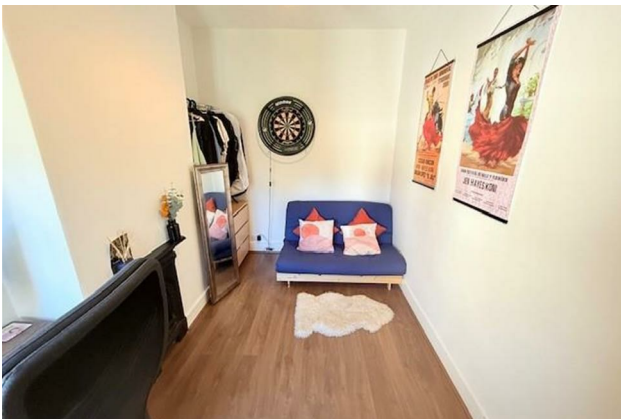
Property Images



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## Property Images



## Floorplan



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

## EPC

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D		59	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

## Map



## Details

Type: House - Terraced Beds: 2 Bathrooms: 1 Receptions: 2 Tenure: Freehold

## Summary

Beautifully presented terraced property offered for sale with no upward chain, ideal for first-time buyers, professionals, or investors.

The accommodation comprises two well-proportioned reception rooms, both featuring attractive fireplaces, with the second reception room benefiting from large windows that allow plenty of natural light. The property also offers a bright fitted kitchen, two double bedrooms, including a main bedroom with built-in storage, and a modern bathroom with fitted storage.

Externally, there is a private rear garden, providing a pleasant outdoor space for relaxing or entertaining.

Situated in a popular residential area, the property is conveniently located close to local amenities, schools, parks, public transport links, and Good Hope Hospital.

Early viewing is highly recommended.

Viewings strictly by appointment only.

- NO UPWARD CHAIN • STUNNING PERIOD TERRACED HOME • TWO SPACIOUS RECEPTION ROOMS • BRIGHT MODERN FITTED KITCHEN WITH APPLIANCES • TWO GENEROUS DOUBLE BEDROOMS • SPACIOUS MODERN FITTED BATHROOM • LOW MAINTENANCE REAR GARDEN, PATIO AND STORAGE SHED • MUST BE VIEWED !
- COUNCIL TAX BAND B • EPC D