

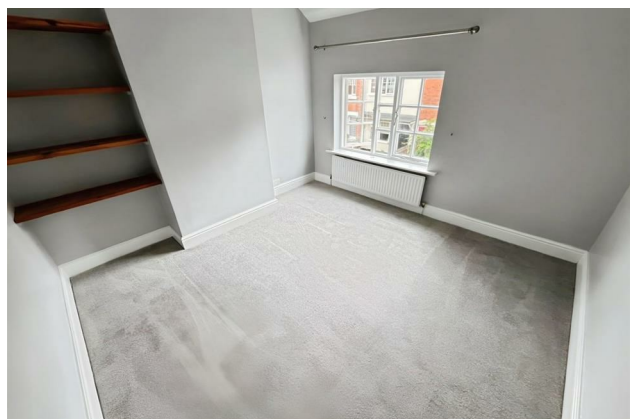
HUNTERS®

HERE TO GET *you* THERE

12 Riland Grove, Sutton Coldfield, B75 7AW

£209,950

Property Images



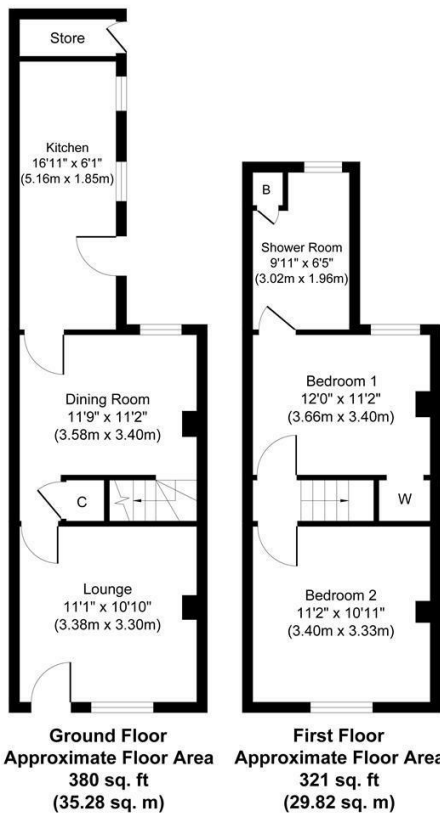
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Floorplan



Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Map



Summary

Conveniently located in this sought after grove, just off Riland Road, this recently redecorated and refurbished (with new carpets), characterful, traditional home is offered with no upward chain and really must be viewed internally to be fully appreciated. The gas centrally heated accommodation, convenient for Good Hope Hospital and Sutton's town centre amenities briefly comprises;

Lounge with feature fireplace, dining room with feature fireplace, quarry tiled floor and understairs cupboard. Kitchen with range cooker, extractor hood, fridge, freezer and washing machine, 2 double first floor bedrooms and shower room with white suite and cupboard housing gas combi boiler.

Outside, front garden with fenced surround and path approach. Rear yard with block paving, store, seating area and rear gated access.

Features

- Superb traditional terraced house • 2 double bedrms • 2 reception rooms • Refitted shower room • Kitchen with appliances • No upward chain • Redecorated and refurbished • Council Tax Band B