

25 Riland Road

Sutton Coldfield
B75 7AQ

Guide price £240,000

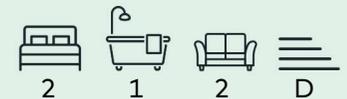
Why this home is chosen...

This charming two bedroom traditional home is just a short walk from Sutton Coldfield town centre and all of its amenities. This lovely home offers two reception rooms, kitchen, two bedrooms, a ground floor bathroom, detached garage and offers no upward chain.

A quick tour

Highlights of this property include:

- * Popular & convenient location
- * Functional kitchen
- * Two reception rooms
- * Two double bedrooms
- * Detached garage
- * Lovely rear garden
- * No upward chain
- * Option to rent additional parking to the rear
- * Did we mention the great location?



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Come on in...



VIEWING

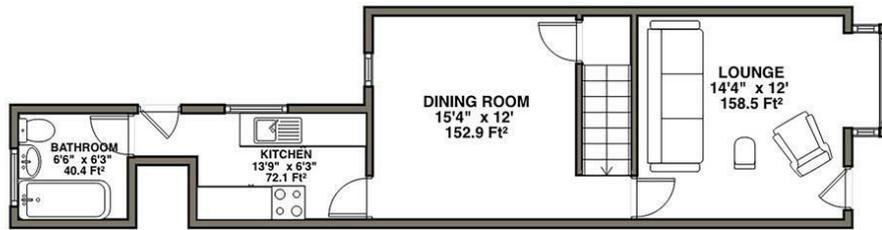
To view this property or for more information please contact the office on 0121 222 1180 or email on team@chosenhome.com

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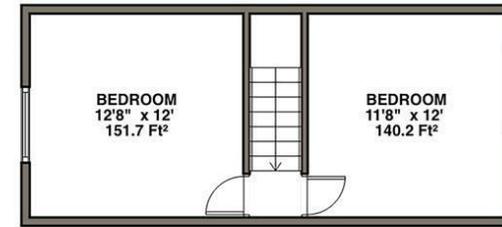
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FLOOR PLAN



GROUND FLOOR



FIRST FLOOR

GROSS INTERNAL AREA
906.9 Ft²
(SIZES & DIMENSIONS ARE APPROXIMATE)

HYBRID MAP



ENERGY EFFICIENCY

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		68	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

PURCHASER FEE

Chosen Home Limited charge a purchase fee of 1% plus VAT of the selling price (subject to a minimum fee of £2,000 plus VAT) which is payable by the purchaser on completion of the sale and is to be a condition of sale in the contract. It is for the sellers lawyers to collect this fee with the purchase price on completion. The estate agents costs must be sent to the estate agents by telegraphic transfer by the sellers solicitors prior to keys being released.

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