

# Riland Road,

Sutton Coldfield, B75 7AQ

£260,000

## Why this home is chosen...

This delightful two bedroom traditional home is just a short walk from Sutton Coldfield town centre and all of its amenities. Being presented to a high standard, this lovely home offers two reception rooms, modern kitchen, two bedrooms and a luxurious first floor bathroom.

## A quick tour

Highlights of this property include:

- Popular & convenient location
- Modern kitchen
- Two reception rooms
- Two double bedrooms
- Luxurious bathroom
- Lovely rear garden
- No upward chain
- Did we mention the great location?



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Come on in...



#### VIEWING

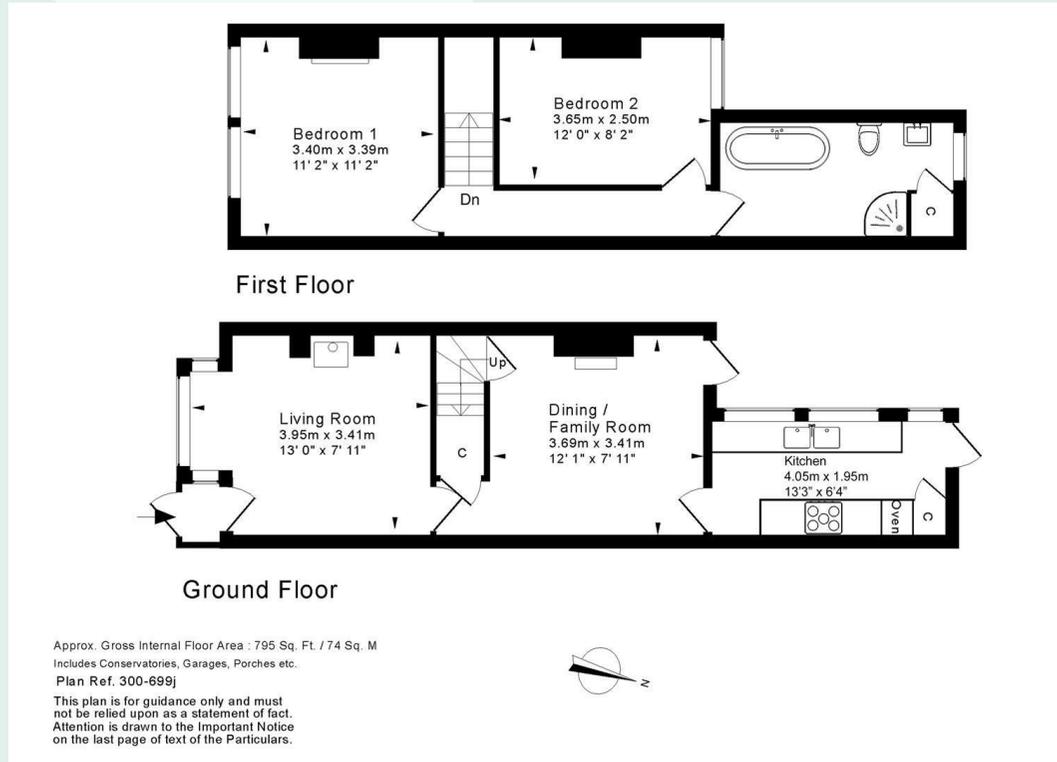
To view this property or for more information please contact the office on 0121 222 1180 or email on [team@chosenhome.com](mailto:team@chosenhome.com)

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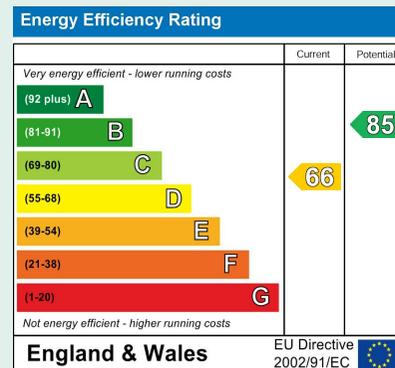
## FLOOR PLAN



## HYBRID MAP



## ENERGY EFFICIENCY



## 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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