

# ACRES

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- ◆ This is a lovely period style property
- ◆ Situated on a wonderful quaint Avenue
- ◆ Living Room
- ◆ Dining Room
- ◆ Re-fitted kitchen
- ◆ Utility/W.C.
- ◆ Two excellent bedrooms
- ◆ En-Suite Shower room
- ◆ Fore Garden
- ◆ Rear Garden



***18 Riland Avenue, Sutton Coldfield, B75 7AG ~ Offers around £215,000***

This is a lovely period style property situated on a very quaint Avenue off Riland Road. The property is freehold, council tax band B and benefits from double glazing and gas central heating (both where specified). The interiors include entrance hall, living room, dining room, re-fitted kitchen and utility/Guests W.C. To the first floor are two excellent bedrooms and en-suite shower room. Outside is a brick blocked fore garden with planted shrubs and to the rear is a mature garden. EPC rating D.

Access is via a brick blocked fore garden with planted shrubs leading to

**OPEN CANOPY PORCH** Double glazed reception door into:

**LOUNGE 11'1" x 10'10" max 9'8" min to chimney breast** Double glazed leaded light bow bay window to front, picture rail, medallion to ceiling, mister style fire surround with fitted living flame effect fire and door into:

**DINING/SITTING ROOM 12'0" x 11'0" max 9'9" min to chimney breast** Door into under stairs store cupboard, staircase to first floor, coving and medallion to ceiling, double glazed leaded light window to rear, radiator, minster style fire surround and door into:

**KITCHEN** Re-fitted kitchen with a range of drawer, base and eye level cupboards, stainless steel sink and drainer, double glazed bay window to side, tiling to floor

**LOBBY** Cupboard housing wall mounted gas central heating boiler, storage cupboard, tiled floor, door to side, door into:

**UTILITY/WC** Base unit, space and plumbing for washing machine, stainless steel sink and drainer, white close coupled WC, double glazed patterned window, tiled floor

**FIRST FLOOR LANDING** Access to loft space and doors into:

**BEDROOM ONE 12'0" x 11'0" max 8'8" min to wardrobe front** Double glazed leaded light window to rear, radiator, coving to ceiling, built in wardrobe system to one side and door into:

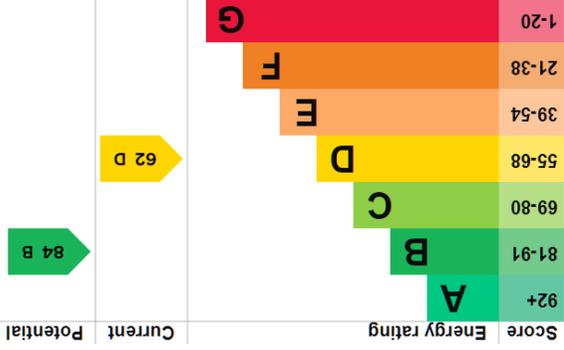
**EN-SUITE** Self contained shower cubicle with fitted shower, was hand basin set into a vanity unit, close coupled WC, spotlights to ceiling

**BEDROOM TWO 7'3" min 11'3" max into door well x 9'9" min to chimney breast 11'0" max 3'6" min to doorwell** Double glazed leaded light window to front, coving and medallion to ceiling



**FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE**

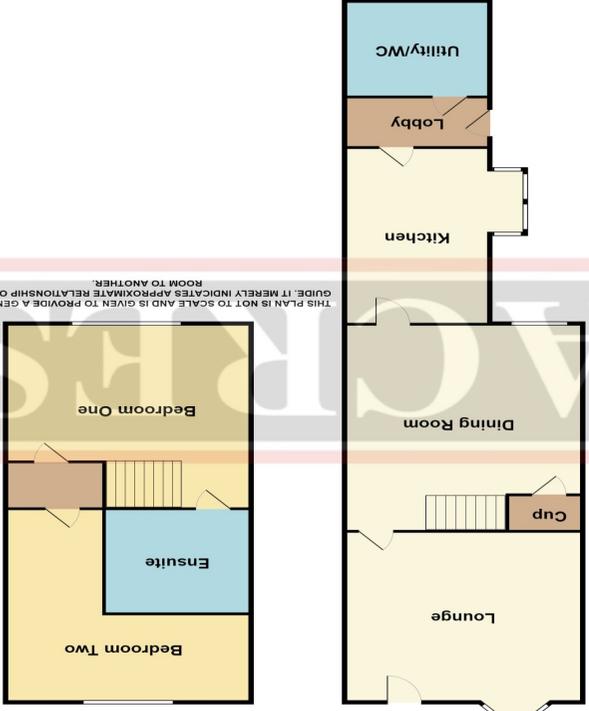




**TENURE:**

**COUNCIL TAX BAND:**  
**FIXTURES & FITTINGS:**  
**VIEWING:**

We have been informed by the vendors that the property is Freehold. Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor.)  
 B  
 As per sales particulars.  
 Recommended via Acres on 0121 321 2101.



Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation; alternatively, we will be pleased to check the information for you. We have not tested any apparatus, equipment, fixture, fittings or service and so cannot verify they are in working order, fit for their purpose, or within ownership of the sellers. All Dimensions are approximate. Items shown in photographs are NOT included unless specifically mentioned in writing within the sales particulars. They may however be available by separate negotiation.