



Ryknild Drive | Sutton Coldfield | B74 2AZ

£1,200 Per Month

 **Webbs**
estate agents

Summary

Webbs Estate Agents are pleased to offer to let this first floor two bedroom apartment located in the popular area of Streetly.

The property briefly comprises an entrance hallway, large lounge/diner, fitted kitchen, two well proportioned bedrooms, a modern bathroom and an additional ensuite. Further benefits include a separate study/dressing room. providing flexible space for home working or storage.

Externally, the property benefits from secure parking for one vehicle.

Key Features

Rooms and Dimensions

PROPERTY DETAILS

Living Room

21'3" x 10'11" (6.49 x 3.33)

Kitchen

10'1" x 8'8" (3.09 x 2.66)

Bedroom

15'3" x 11'4" (4.66 x 3.47)

Ensuite

6'2" x 6'2" (1.89 x 1.88)

Bedroom

8'8" x 9'5" (2.65 x 2.88)

Bathroom

5'9" x 9'11" (1.76 x 3.03)

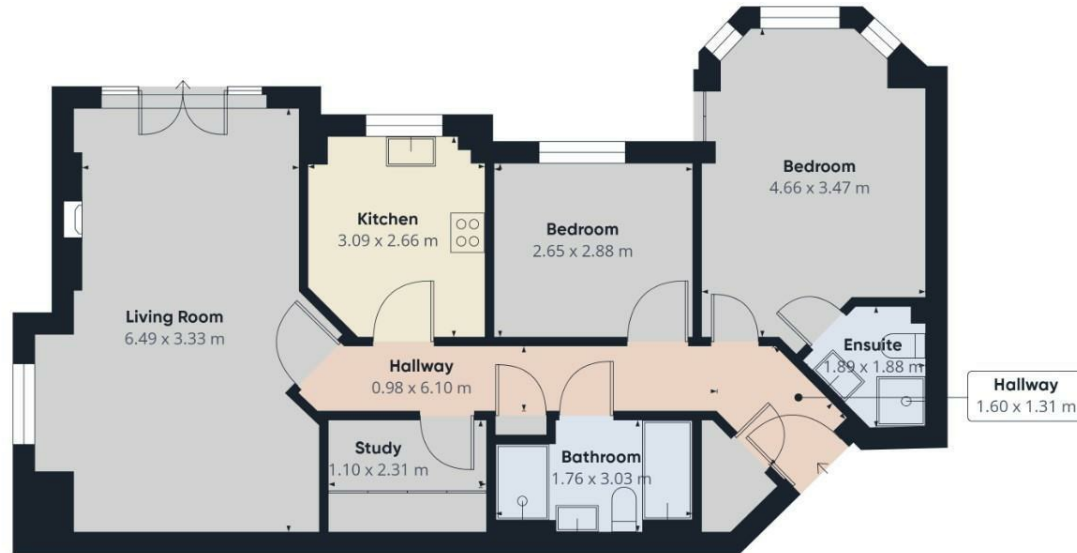
Study/Dressing Room

3'7" x 7'6" (1.10 x 2.31)

TENANCY INFORMATION & IMPORTANT NOTES







Approximate total area⁽¹⁾
75.7 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Webbs Estate Agents - endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Score	Band	Score	Band
82	A	82	A
79.5	B	79.5	B
77	C	77	C
74.5	D	74.5	D
72	E	72	E
69.5	F	69.5	F
67	G	67	G

England & Wales EU Directive 2002/91/EC