



# Premier

ESTATE AGENTS



**46, Ryland Road, Erdington, B24 8JJ**

**£1,195**

**3 Bedrooms, 1 Bathrooms, 2 Reception Rooms**

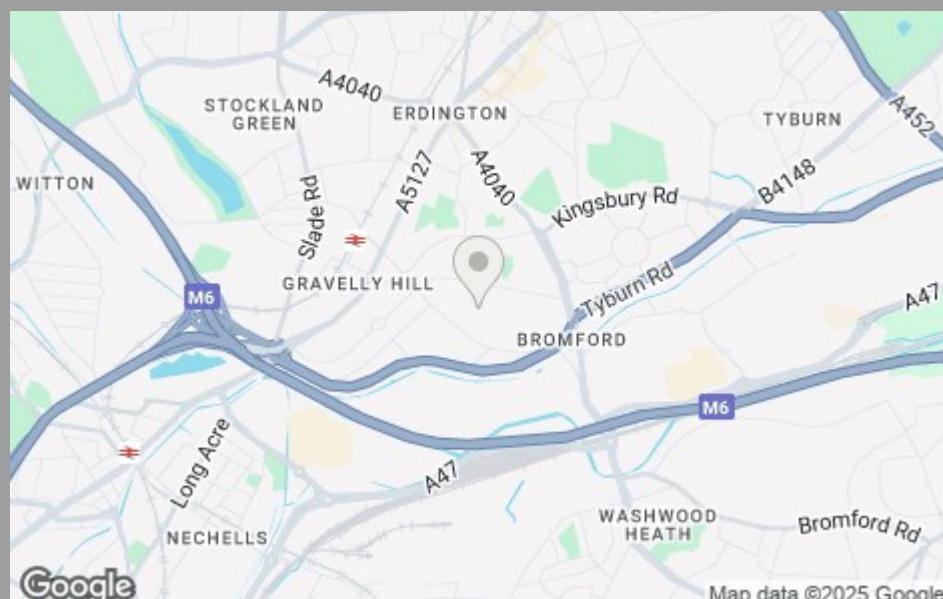


Nestled on the charming Ryland Road in Birmingham, this delightful house offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The two inviting reception rooms provide ample room for relaxation and entertaining, making it easy to host friends and family.

The house features a well-appointed bathroom, ensuring that daily routines are both practical and pleasant. The property also boasts a driveway, providing off-street parking for your convenience, a valuable asset in this bustling area.

Step outside to discover a lovely backyard, perfect for enjoying the fresh air, gardening, or simply unwinding after a long day. This outdoor space offers a wonderful opportunity for children to play or for you to create your own private retreat.

Located in a vibrant neighbourhood, this home is well-connected to local amenities, schools, and transport links, making it an excellent choice for those looking to settle in Birmingham. With its appealing features and prime location, this property is not to be missed. Whether you are a first-time buyer or looking to expand your portfolio, this house on Ryland Road presents a fantastic opportunity to create lasting memories in a welcoming environment.



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales			EU Directive 2002/91/EC		