



Connells

Braybrook Crescent
West Bromwich

Braybrook Crescent West Bromwich B70 7DZ

for sale offers in the region of
£270,000



Property Description

This modern family home offers the perfect opportunity to get you on the property ladder. Being situated on a quiet residential estate which was only built nearly 10 years ago and benefiting from having most facilities on your doorstep! Within walking distance to Sandwell College and West Bromwich Tram Stop. You have an array of shops and amenities in West Bromwich town centre such as the vibrant high street or the New Square all within walking distance.

The property briefly comprises of being split over 3 floors with kitchen and a sitting room, access to the garden on the ground floor, a bedroom and another sitting/bedroom on the first floor with family bathroom. The second floor has another 2 bedrooms with en suite to the master. The property benefits from a low maintenance garden with a drive and a separate garage.

CALL NOW TO VIEW!

Entrance Hall

Double glazed door and window to the front, laminate flooring, radiator, stairs to first floor and doors to lounge/sitting room, WC and kitchen.

Wc

Low level WC, wash hand basin and radiator.

Lounge/sitting Room

13' 7" x 9' 7" (4.14m x 2.92m)

Kitchen

11' 9" x 7' 7" (3.58m x 2.31m)

Fitted kitchen with a range of wall and base units with work surfaces over, sink and drainer, plumbing facilities, oven, hob, fridge freezer, double glazed window to the front and radiator.

First Floor Landing

Stairs to second floor landing and doors to bedroom three, lounge/bedroom and bathroom.

Lounge/bedroom

9' 4" x 15' 4" (2.84m x 4.67m)

Double glazed window to the front, radiator, TV point and french doors.

Bedroom Three

13' 2" x 9' 7" (4.01m x 2.92m)

Double glazed window to the rear.

Family Bathroom

Fitted panel bath, low level WC, wash hand basin and radiator.

Second Floor Landing

Doors to bedroom one, bedroom two and shower room.

Bedroom One

13' 2" x 10' (4.01m x 3.05m)

Two double glazed windows to the rear and door to Jack & Jill bathroom/En suite

Bedroom Two

15' 3" x 9' 5" (4.65m x 2.87m)

Double glazed window to the front, radiator and storage cupboard housing water tank.

Shower Room

Jack and jill shower room with fitted shower cubicle, low level WC, wash hand basin and radiator.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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EPC Rating: B

Tenure: Freehold

view this property online connells.co.uk/Property/WBW309724



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