



**Connells**

Rydding Square  
West Bromwich

# Rydding Square West Bromwich B71 2AB

for sale offers over  
**£200,000**



## Property Description

This three bedroom mid-terraced residence is perfect for a first time buyer, the property is ideally located within easy reach of commuting links, amenities and schools. Benediction from major bus links on Witton Lane giving you easy access to both West Bromwich and Wednesbury in turn access to an array of shops and amenities. Hateley Heath Primary is within close walking distance as well as The Phoenix Colligate. This property briefly comprises of entrance hallway, lounge/diner with a kitchen to the rear. The first-floor benefits from a landing area leading to three bedrooms, a family bathroom and separate WC.

## Entrance Porch

Double glazed door and window to the front and door to entrance hall.

## Entrance Hall

Stairs to first floor landing, access to dining/study area, doors to kitchen and lounge/diner.

## Lounge/Diner

18' 11" x 10' 7" ( 5.77m x 3.23m )

Double glazed windows to the front and rear, gas fire with feature surround, TV and telephone points and radiator.

## Kitchen

12' x 11' 5" ( 3.66m x 3.48m )

Fitted kitchen having a range of wall and base units, work surfaces, stainless steel sink and drainer, splash back tiling, integrated fridge freezer, electric oven and gas hob with cooker hood over, double glazed window and door to the rear.

## First Floor Landing

Stairs from entrance hall, storage cupboard housing boiler and doors to;

## Bedroom One

13' 3" x 10' 1" ( 4.04m x 3.07m )

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

## Bedroom Two

12' 4" x 10' 7" ( 3.76m x 3.23m )

Double glazed window to the front, storage cupboard, radiator and loft access.

## Bedroom Three

8' 10" x 7' 6" ( 2.69m x 2.29m )

Double glazed window to the rear, storage cupboard and radiator.

## Wc

Double glazed window to the rear, low level WC, partially tiled and radiator.

## Bathroom

Double glazed window to the rear, fitted panel bath with shower over, wash hand basin, tiled throughout and radiator.

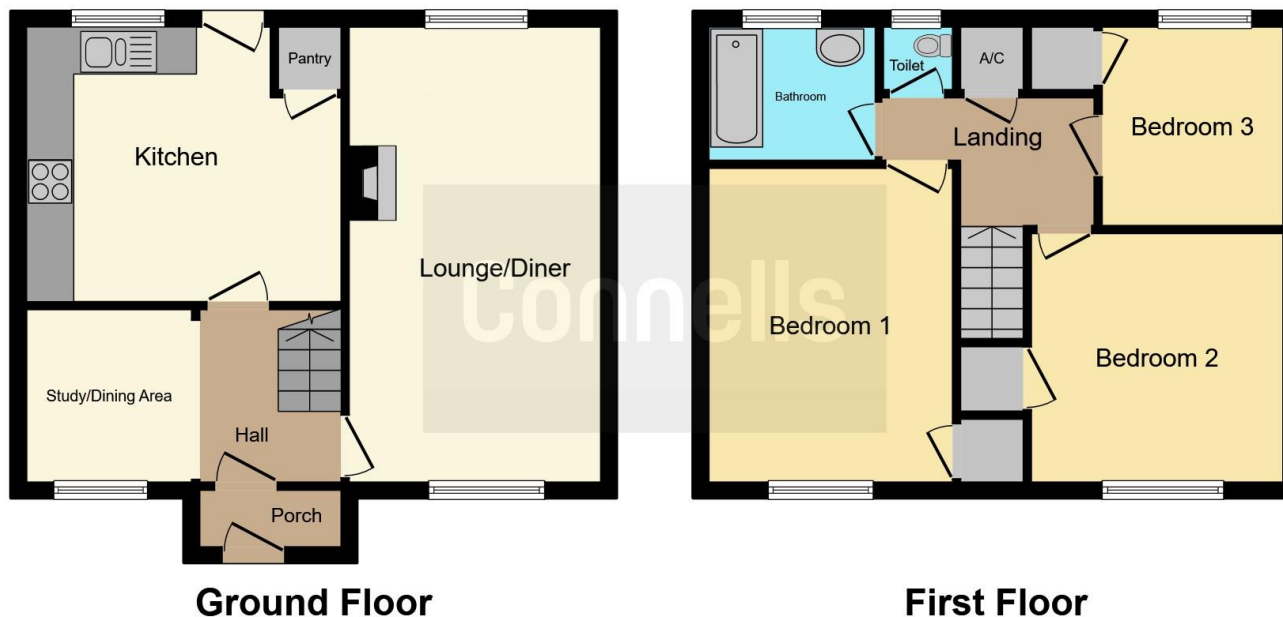
## Rear Garden

Rear garden comprising of slabs, decking and a lawn.









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**EPC Rating: D**

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Tenure: Freehold



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