



Connells

Rayford Drive
WEST BROMWICH



Property Description

****MODERN AND READY TO MOVE IN!****
This spacious semi-detached property comprises of an entrance porch, lounge, dining area, kitchen, three good sized bedrooms, family bathroom, front and rear garden, garage with shared driveway. Being best suited to the average family offering easy access to local amenities, bus routes and schools. This property also benefits from NO UPWARD CHAIN!

Frontage

Grass lawn and concrete driveway.

Entrance Porch

Sliding door to the front, window to the side and door to lounge.

Lounge

17' 1" x 11' 10" (5.21m x 3.61m)

Double glazed window to the front, gas fire, TV point, central heated radiator, stairs to first floor and door to dining room.

Dining Room

12' 4" max x 9' 4" (3.76m max x 2.84m)

Double glazed door to the rear garden, central heated radiator and arch to kitchen.

Kitchen

12' 5" x 7' 3" (3.78m x 2.21m)

Fitted kitchen comprising of a range of wall and base units with work surfaces over, stainless steel sink and drainer, plumbing point, integrated double electric oven and gas hob with cooker hood over, wall mounted boiler and double glazed door and window to the rear.

First Floor Landing

Stairs from lounge, double glazed window to the side, loft access and doors to;

Bedroom One

13' 7" x 10' 2" (4.14m x 3.10m)

Double glazed window to the front and central heated radiator.

Bedroom Two

11' 1" x 10' 3" (3.38m x 3.12m)

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

Bedroom Three

10' 7" x 6' 7" (3.23m x 2.01m)

Double glazed window to the front and central heated radiator.

Bathroom

Fitted panel bath, corner shower cubicle, wall mounted wash hand basin, WC, central heated radiator, tiling and two double glazed window to the rear.

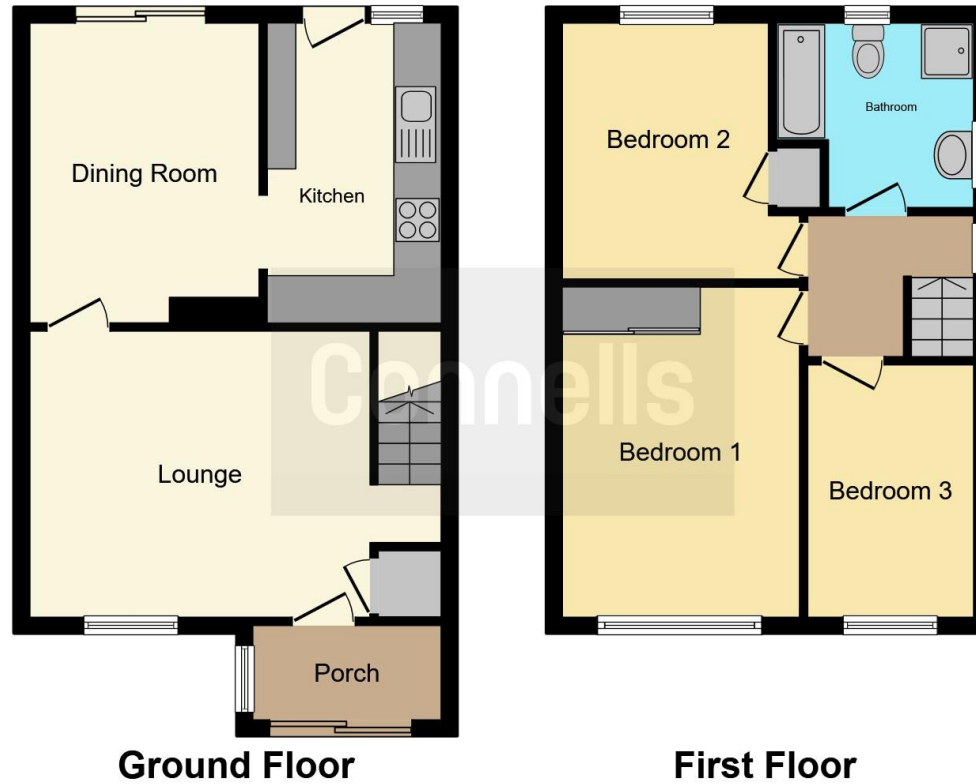
Rear Garden

Patio area to the front, grass lawn and slabbed pathway to the centre edged with a variety of plant life. Graveled area to the rear and access to the garage and side of the property.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

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EPC Rating: C

Tenure: Leasehold

view this property online connells.co.uk/Property/WBW310136

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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