



Connells

Springfield Crescent
West Bromwich

Springfield Crescent West Bromwich B70 6LN

for sale
£300,000



Property Description

Connells are delighted to be marketing this outstanding three bedroom semi-detached property. This lovely home has gone through a full refurbishment to a high standard making it the perfect first time buyers house or even an upsize on what you currently have. Fully fitted kitchen with two family bathrooms! Located within easy access to commuting links and amenities with nearby schools.

In brief the property compromises of: entrance hall, reception room, extended kitchen diner with fully fitted appliances, downstairs shower room and access to a landscaped rear garden. The first floor offers three bedrooms with the third being of generous size and another high spec fitted bathroom. To the front you have a concrete printed driveway giving access to off road parking.

CALL NOW TO VIEW!

Agents Note

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your conveyance will take the necessary steps and advise you accordingly.

Entrance Porch

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

Entrance Hall

Door from entrance porch, stairs to first floor and doors to lounge, dining area and shower room.

Lounge

13' 2" x 12' 2" into bay (4.01m x 3.71m into bay)

Double glazed bay window to the front and central heated radiator.

Shower Room

Window to the side, fitted shower cubicle, tiled throughout, WC and wash hand basin combination unit.

Dining Area

13' 2" x 11' 8" (4.01m x 3.56m)

Central heated radiator and archway to kitchen.

Kitchen

17' 11" x 12' 6" (5.46m x 3.81m)

Fitted kitchen comprising of a range of wall and base units with work surfaces over, one and a half inset drainer sink, splash back tiling, plumbing point, integrated dishwasher, microwave, double oven and gas hob with cooker hood over, central heated radiator, double glazed window to the rear and french doors to the rear.

First Floor Landing

Stairs from entrance hall, storage cupboard and door to bedrooms and bathroom.

Bedroom One

11' 9" x 11' 8" (3.58m x 3.56m)

Double glazed window to the rear and central heated radiator.

Bedroom Two

11' 8" x 10' 2" (3.56m x 3.10m)

Double glazed window to the front and central heated radiator.

Bedroom Three

8' 11" x 8' 3" (2.72m x 2.51m)

Double glazed window to the front and central heated radiator.

Bathroom

double glazed window to the rear, fitted panel bath with shower over and glass shower screen, wash hand basin and WC combination unit, tiled throughout, central heated radiator.

Rear Garden

Slabbed and grass areas with side gated access.

Approach

Setback from the roadside behind a driveway providing ample parking with side gated access.









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: E

Tenure: Freehold

view this property online connells.co.uk/Property/WBW310327



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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