



Richard Street South West Bromwich B70 8AP

for sale offers over
£390,000



Property Description

These beautifully designed new homes are the perfect step up for your next family home. Richard Street South is located just off Bromford Lane which in itself offers an array of shops and amenities, as well as major bus links giving you easy access to West Bromwich and Oldbury town centres. You have both Lodge Road Tram stop and Sandwell & Dudley Train Station within walking distance giving you easy access to Birmingham City Centre. The property is located within catchment and walking distance to both Sandwell College and Holy Trinity primary school.

The properties themselves are split over three floors. Firstly you are welcomed by a light and welcoming hallway with access to a downstairs W.C and spacious store room. Both properties have large kitchen diners and spacious living perfect for any family. The first floor offers three generously sized bedrooms one plot has an ensuite on this level and both with a family bathroom. The second floor offers a master bedroom suite with an ensuite.

Both plots have generously sized rear gardens with parking to the rear and the front.

CALL NOW TO ARRANGE YOUR VIEWING!

Approach

The property is approached via drop curb allowing access for off road parking with pathway leading to front entrance hall with a wooden fencing to the front,

Entrance Hall

With a composite door to the front, double glazed window to the side, access to the downstairs W.C, understairs storage and doors leading to the lounge and the kitchen diner.

Downstairs W.C

With a low level W.C, wash hand basin, radiator and extractor fan.

Lounge

14' 5" x 11' 11" (4.39m x 3.63m)

With a a double glazed bi-folding door to the rear and gas central heated radiator.

Kitchen Diner

21' Max x 11' 4" Max (6.40m Max x 3.45m Max)

A modern fitted kitchen suite to comprise of wall and base units with inset sink drainer, gas hob, electric over, space for fridge freezer, boiler, gas central heated radiator, dining area and french doors to the rear.

Utility

5' 6" x 4' 7" (1.68m x 1.40m)

With plumbing points for your washing machine and power points.

First Floor Landing

With stairs rising from the hallway, access to three bedrooms and the family bathroom.

Bedroom 1

14' 5" x 12' 7" (4.39m x 3.84m)

With a double glazed window to the rear, gas central heated radiator, access to the ensuite with a shower cubicle, w.c, wash hand basin, radiator and double glazed window to the rear.

Bedroom 2

17' 4" Max x 13' Max (5.28m Max x 3.96m Max)

With double glazed windows to the front and rear, gas central heated radiator and en suite to comprise of shower cubicle, wash hand basin, low level W.C and a window to the rear.

Bedroom 3

11' 9" x 11' 5" (3.58m x 3.48m)

With a double glazed window to the front and a gas central heated radiator.

Bedroom 4

10' 11" x 8' 5" (3.33m x 2.57m)

With a double glazed window to the front with a gas central heated radiator.

Bathroom

A modern fitted bathroom suite with a bath, separate shower cubicle, wash hand basin, low level W.C, gas central heated radiator and a double glazed window to the side.

Rear Garden

The rear garden is accessed via both the lounge and the kitchen diner with a slabbed patio area, lawn beyond and a outside tap.

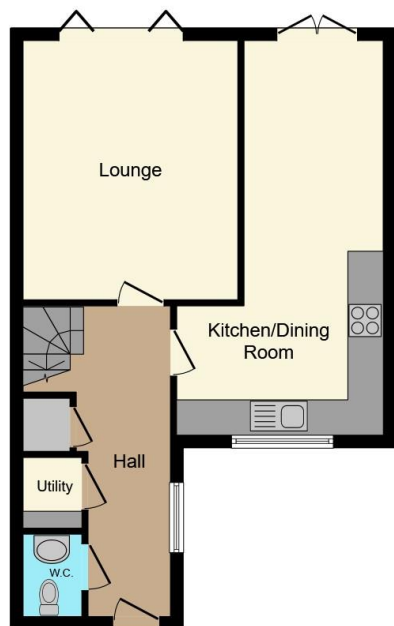
Agents Note

The registered title currently shows an area which will not be included with the sale of this property. It is our understanding that the Freehold title for the property is not yet registered at Land Registry and that this will be undertaken during the conveyance in preparation for completion. Your conveyancer will take the necessary steps and advise you accordingly.









Ground Floor



First Floor



Second Floor

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

T 0121 525 1177
E westbromwich@connells.co.uk

3 Astle Park
 WEST BROMWICH B70 8NS

EPC Rating: B

Tenure: Freehold

view this property online connells.co.uk/Property/WBW310521



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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: WBW310521 - 0004