



Connells

Richard Street South
West Bromwich

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 a gravelled front garden, you have two parking spaces to the rear.

Hallway

With a access to the downstairs W.C, understairs storage and doors leading to the kitchen diner and lounge.

Downstairs W.C

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

Lounge

14' 8" x 13' 4" (4.47m x 4.06m)

With a double glazed bay window to the side, bi-folding doors to the rear and a gas central heated radiator.

Kitchen

16' 10" x 11' 4" (5.13m x 3.45m)

A modern kitchen diner suite to comprise a range of wall and base units with inset sink drainer, gas hob, electric over, space for fridge freezer, boiler and a double glazed window to the front and the side.

Snug

9' 6" x 6' 5" (2.90m x 1.96m)

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

Landing

Stairs rising from the hallway with access to the three bedrooms and the family bathroom.

Bedroom 1

14' 10" Max x 11' 5" Max (4.52m Max x 3.48m Max)

Is located on the second floor with a double glazed window to the side, two velux windows, access to the ensuite which comprises of a shower cubicle, low level W.C and a wash hand basin.

Bedroom 2

13' 6" x 11' 6" (4.11m x 3.51m)

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

Bedroom 3

13' 4" x 10' 2" (4.06m x 3.10m)

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

Bedroom 4

9' 7" x 8' 10" (2.92m x 2.69m)

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

Family Bathroom

A modern bathroom suite to comprise of bath with shower, low level W.C, wash hand basin, gas central heated radiator and a double glazed window to the front.

Rear Garden

The rear garden offers a great family space with access from the lounge, a slabbed patio arear and lawn beyond.

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.









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: B

Tenure: Freehold

view this property online connells.co.uk/Property/WBW310522



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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