



Connells

Sienna Way
West Bromwich

Sienna Way West Bromwich B71 1FF

for sale
£350,000



Property Description

Located within the Black County, an area of important cultural and industrial heritage, Sienna Way, a gated private estate development, is helping to create an exciting future for the needs of our community who maybe young professionals, growing families and downsizers who may have already moved here. Sienna Way provides 4-bedroom homes as well 2-bedroom maisonettes.

All of these homes incorporate the latest energy-efficient appliances and heating systems, low-energy lighting, smart meters and fittings that reduce water consumption. Combined with the high-specification finishes that come as standard, the homes provide a high-quality living environment for future occupiers.

Entrance Hall

Double glazed door to the front, stairs to the first floor, storage cupboard and doors to the guest WC, kitchen and lounge/dining room.

Guest Wc

Double glazed window to the side, WC, wash hand basin and tiling throughout.

Kitchen

12' 7" x 7' 10" (3.84m x 2.39m)

Fully fitted kitchen comprising of a range of wall and base units with work surfaces over, sink and drainer, space and plumbing for

washing machine, integrated oven and hob with cooker hood over, wall mounted boiler, integrated microwave and double glazed window to the front.

Lounge/Diner

15' 8" x 14' 5" (4.78m x 4.39m)

French doors to the rear, central heated and storage cupboard.

First Floor Landing

Stairs from the entrance hall, doors to bedroom two, three and four, door to the bathroom and stairs to the second floor.

Bedroom Two

12' 2" x 10' 8" 0 (3.71m x 3.25m 0)

L shape room having two double glazed windows to the front, built in wardrobe and a central heated radiator.

Bedroom Three

7' 7" x 10' 1" (2.31m x 3.07m)

Double glazed window to the rear, central heated radiator and fitted wardrobe.

Bedroom Four

11' x 6' 6" (3.35m x 1.98m)

Double glazed window to the rear, central heated radiator and fitted wardrobe.

Bathroom

Fitted bathroom suite comprising of a

panel bath with shower over, wash hand basin vanity unit, WC, tiling throughout and a chrome heated towel rail.

Second Floor Landing

Stairs from the first floor landing, storage cupboard and door to bedroom one.

Bedroom One

12' 10" x 12' (3.91m x 3.66m)

Double glazed window to the rear, central heated radiator, built in wardrobe and door to the ensuite.

En Suite

Double glazed window to the front, fitted corner shower cubicle, wash hand basin, WC, part tiled and a chrome heated towel rail.

Rear Garden

Slabbed throughout for easy maintenance. Side gated access and a door to the garage.

Agents Note

There is a easement on the title, please enquire with the branch.

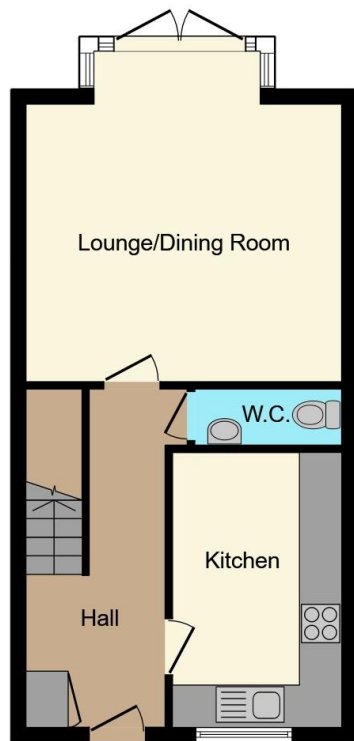
Agents Note

Currently, the Vendors details do not match the Registered Title at Land Registry. Please ask the Branch for more details.

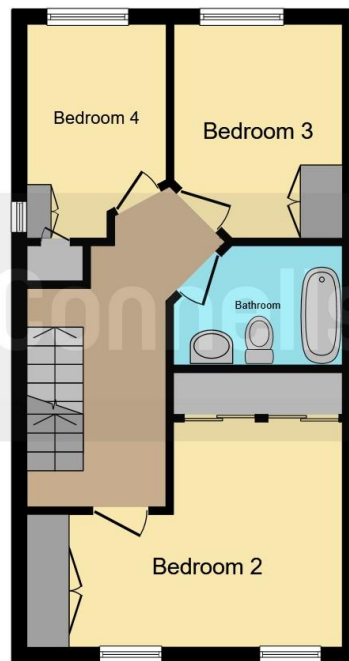




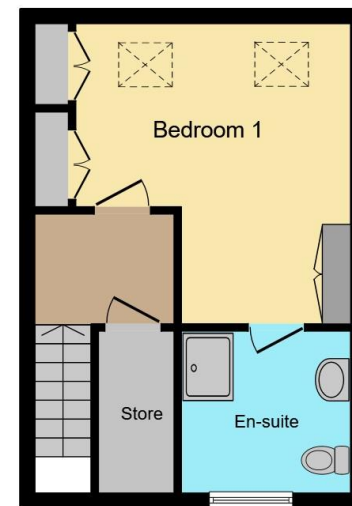




Ground Floor



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 Council Tax
 Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/WBW310621



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: WBW310621 - 0004