



**Connells**

Rydding Square  
West Bromwich

# Rydding Square West Bromwich B71 2AB

for sale offers in the region of  
**£280,000**



## Property Description

This traditional detached property holds great potential to become a family home or an investment opportunity. The property is situated within a key location for major bus links on Hill Top, also being within walking distance to Black Lake tram stop giving you easy access to Birmingham City Centre and Wolverhampton. You have both Oldbury and West Bromwich town centres within close proximity with an array of shops and amenities to benefit from. Within catchment for both Phoenix Colligate and St Jons Bosco.

The property itself comprises of a large family reception room, dining area, kitchen with fitted appliances, utility, downstairs w.c, large garage perfect for extending STP to the first floor you have three generously sized bedrooms and a family bathroom.

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## Entrance Porch

Double glazed sliding doors to the front and further door to the entrance hall.

## Entrance Hall

Double glazed door to the front, stairs to the first floor and door to lounge.

## Lounge

23' x 16' 4" ( 7.01m x 4.98m )

Double glazed bay window to the front, gas fire with surround, central heating radiator, TV point and archway to dining area.

## Dining Area

9' x 7' 5" ( 2.74m x 2.26m )

Double glazed french doors to the rear, central heated radiator and door to the kitchen.

## Kitchen

9' 1" x 8' 4" ( 2.77m x 2.54m )

Double glazed window to the rear, fitted kitchen comprising of a range of wall and base units with worksurfaces over, stainless steel sink and drainer, tiling to splash prone areas, integrated electric oven and hob, integrated microwave, central heating radiator and door to utility room.

## Utility Room

Having a range of wall units, worksurfaces, plumbing for appliances and door to WC.

## Wc

Low level WC and vanity wash hand basin.

## First Floor Landing

Stairs from the entrance hall, loft access and doors to;

## Bedroom One

13' 8" x 9' 11" ( 4.17m x 3.02m )

Double glazed bay window to the front, fitted wardrobes and storage, TV point and central heating radiator.

## Bedroom Two

9' 11" x 9' 3" ( 3.02m x 2.82m )

Double glazed window to the rear and central heating radiator

## Bedroom Three

6' 7" x 5' 11" ( 2.01m x 1.80m )

Double glazed window to the front and central heating radiator.

## Bathroom

Double glazed window to the rear, fully tiled with bath, low level WC, vanity wash hand basin and central heating radiator.

## Front Garden

Block paved driveway and garage.

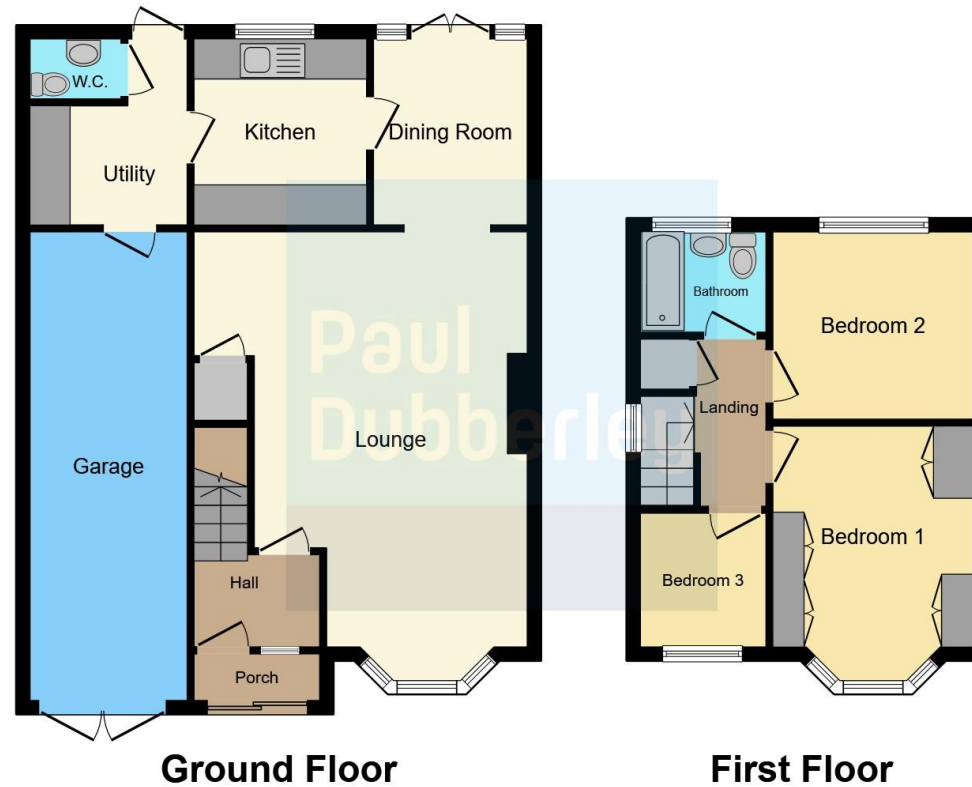
## Rear Garden

Well maintained garden with paved patio area, pebble area to side, steps leading to lawn area with surrounding trees and shrubs.









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](http://www.focalagent.com)

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EPC Rating: D Council Tax  
 Band: C

Tenure: Freehold

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