



Connells

York Crescent
West Bromwich

York Crescent West Bromwich B70 0JT

for sale
£275,000



Property Description

This three bedroom detached property offers the perfect opportunity to get you on the property or even an upsize from your current family home! Offering a modern kitchen diner, lounge with french doors opening to the rear garden, three double bedrooms with en suite to the master, modern fitted suites, a large family sized rear garden with an extended patio area, off road parking as well as a garage. The property also benefits from a downstairs W.C.

The property is situated within a quiet residential location with great access to local shops, walking distance to black lake tram stop giving easy access to Birmingham and Wolverhampton. You are within the catchment area for Harvills Hawthorn and other local schools.

CALL NOW TO VIEW!

On Approach

Tarmac driveway and garage to the side with entrance into the property via a double glazed door to the front.

Entrance Hall

Double glazed door to the front, stairs to the first floor and doors to the kitchen, guest WC and lounge.

Wc

Having a double glazed window to the front, WC, wash hand basin with splashback tiling and a central heated radiator.

Kitchen

12' 8" x 7' 10" (3.86m x 2.39m)

Fully fitted kitchen comprising of a range of wall and base units with work surfaces over, stainless steel sink and drainer, splash back tiling, integrated oven and hob with cooker hood over and a double glazed window to the front.

Lounge

14' 11" x 13' 10" (4.55m x 4.22m)

Double glazed french doors and window to the rear, storage cupboard and a central heated radiator.

First Floor Landing

Stairs from the entrance hall, storage cupboard housing the boiler, loft access and doors to;

Bedroom One

15' 1" x 8' (4.60m x 2.44m)

Double glazed window to the front, fitted wardrobe, central heated radiator and door to the ensuite.

En Suite

Fitted shower cubicle, wash hand basin and WC.

Bedroom Two

9' 7" x 6' 6" (2.92m x 1.98m)

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

Bedroom Three

8' 11" x 8' 2" (2.72m x 2.49m)

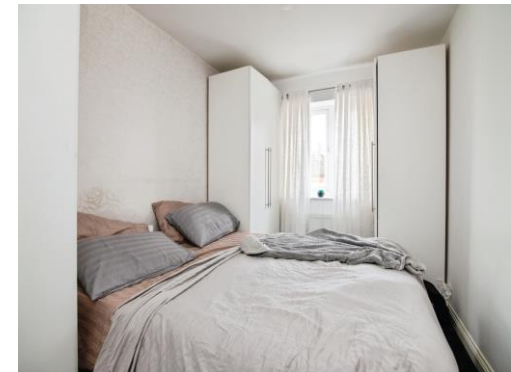
Double glazed window to the rear and a central heated radiator.

Bathroom

Fitted panel bath with shower over, WC, wash hand basin, tiling, central heated radiator and a double glazed window to the rear.

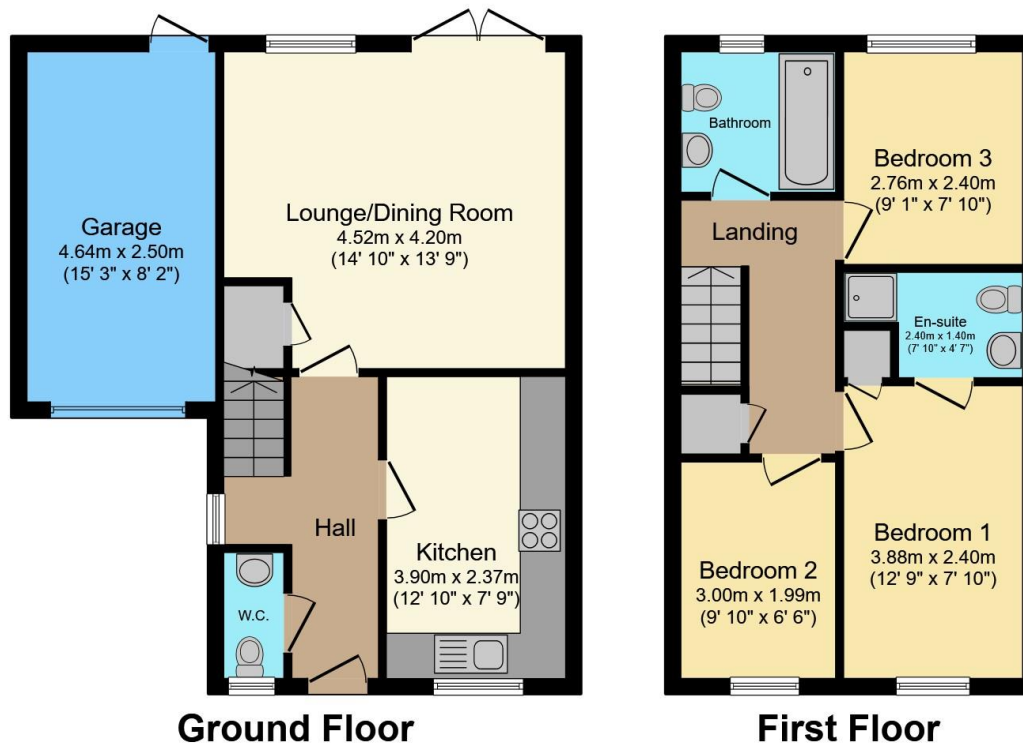
Rear Garden

Slabbed and grass areas and an outside tap.









Total floor area 87.1 m² (937 sq.ft.) approx

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.propertybox.io



To view this property please contact Connells on

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EPC Rating: C Council Tax
 Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/WBW310978



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