



**Connells**

Ryders Mill Close  
West Bromwich

# Ryders Mill Close West Bromwich B70 9NR

for sale  
**£270,000**



## Property Description

Situated in a sought after residential location this larger than average three bedroom terraced home, is not one to be missed. Making a great home for a small family or first time buyer the property offers heaps of space and a sought after location within West Bromwich. The house briefly comprises of a well maintained front driveway with access to the integrated garage, a large living room, kitchen with a modern fitted kitchen, a large family sized rear garden which is low maintenance, three double bedrooms to the first floor and a modern fitted bathroom suite and en suite to master. There are several Primary Schools located within the immediate area as well as a local park, catchment for George Salter, walking distance to Gun Village tram stop and the local high street!

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## On Approach

Set back from the roadside benefiting from a driveway providing ample off road parking, access to the garage and entrance into the property via a door to the front.

## Entrance Hall

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

## Wc

Having a double glazed window to the front, low level WC, wash hand basin and splash back tiling.

## Kitchen

10' x 6' ( 3.05m x 1.83m )

Fitted kitchen compromising of a range of wall and base units with work surfaces over, stainless steel sink and drainer, splash back tiling, space and plumbing for washing machine, integrated oven and hob, cooker hood and a double glazed window to the front.

## Lounge

16' 5" x 13' 4" ( 5.00m x 4.06m )

Double glazed french doors and two double glazed windows to the rear, TV point and a central heated radiator.

## First Floor Landing

Stairs from the entrance hall and doors to bedrooms and family bathroom.

## Bedroom One

11' 3" x 9' 1" ( 3.43m x 2.77m )

Double glazed window to the front, central heated radiator and door to the en suite.

## En Suite

Having a double glazed window to the rear, fitted shower cubicle, low level WC, wash hand basin and a heated towel rail.

## Bedroom Two

13' 4" x 6' 7" ( 4.06m x 2.01m )

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

## Bedroom Three

14' 2" x 9' 3" ( 4.32m x 2.82m )

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

## Bathroom

Fitted bathroom suite comprising of a fitted panel bath with shower over, wash hand basin, low level WC, tiling to splash prone areas and a heaters towel rail.

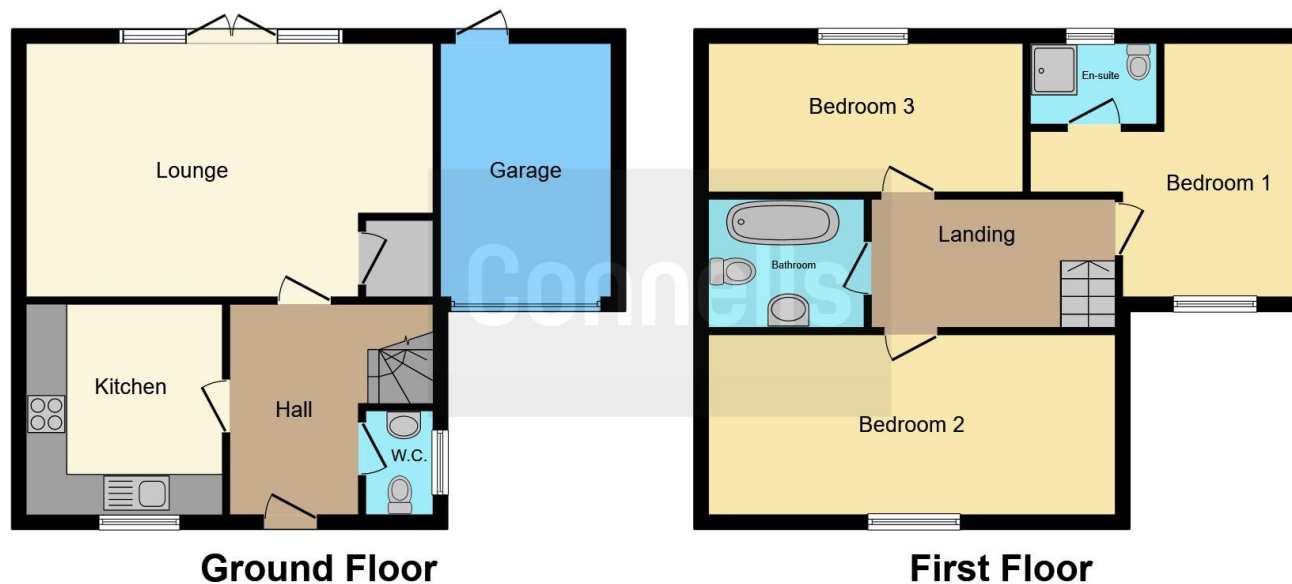
## Rear Garden

Slabbed patio area to the front and a grass lawn.









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: B Council Tax  
 Band: D

Tenure: Freehold

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