



Connells

Ruskin Street
WEST BROMWICH



Property Description

Located at the heart of a residential area estate known as The Tantany is this double fronted semi-detached house is situated within a quiet residential location and being within walking distance to the High Street with an array of shops and amenities. You have the benefit of being walking distance to Sandwell & General and major bus links on All Saints Way. The property benefits from being with the catchment for All Saints & George Salter.

This spacious family home offers great living accommodation being open plan downstairs, kitchen and dining area, five generously sized bedrooms, family bathroom, low maintained rear garden and off road parking to the front!

CALL US NOW TO ARRANGE YOUR VIEWINGS!

On Approach

Set back from the roadside having a driveway to the side and steps upto the entrance porch.

Entrance Porch

Double glazed door and window to the front and door to the entrance hall.

Entrance Hall

Door from the entrance porch, stairs to the first floor and door to the dining area.

Dining Area

Wash hand basin, doors to bedroom two and bathroom and arch to kitchen and lounge/dining room.

Bedroom Two

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

Bathroom

Fitted bathroom suite comprising of a fitted panel bath with shower over, tiled throughout, wash hand basin, vanity unit and low level WC.



Kitchen

Fully fitted kitchen comprising a range of wall and base units with work surfaces over, splash back tiling, sink and drainer, integrated gas oven and hob, cooker hood, space for fridge freezer, central heated radiator and double glazed windows to the front and rear.

Lounge/Dining Room

Central heated radiator and double glazed patio door and window to the rear.

First Floor Landing

Stairs from the entrance hall and doors to;

Bedroom Three

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

Bedroom Five

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

Bedroom Four

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

Shower Room

Fitted shower cubicle, wash hand basin, low level WC, tiling throughout, extractor fan, central heated radiator and a double glazed window to the side.

Bedroom One

Velux window to the rear, central heated radiator.

Rear Garden

Split level rear garden being slabbed throughout.





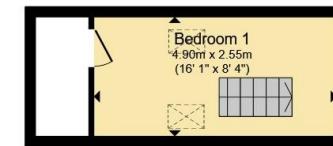




Ground Floor



First Floor



Second Floor

Total floor area 134.0 m² (1,442 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

Connells

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: C Council Tax
 Band: A

Tenure: Freehold

view this property online connells.co.uk/Property/WBW310843



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: WBW310843 - 0002