

for sale

offers in excess of **£219,000** Freehold



## Rainford Way Birmingham B38 8JY

A well presented **THREE BEDROOM** mid terrace property located in Rainford Way, the property has a **SPACIOUS** lounge/dining room, opening into a good size kitchen, with a generous bathroom upstairs. The property benefits from easy **ACCESS TO THE M42**, local shopping and amenities, and good local schools

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# Property Details

## Entrance Hall

Double glazed window and door to front access, stairs to first floor, storage cupboard, wall mounted radiator, door to

## Lounge 13' 8" x 12' 3" ( 4.17m x 3.73m )

Double glazed window to front, wall mounted radiator, open archway to Dining Room.

## Dining Room 9' 11" x 8' 1" ( 3.02m x 2.46m )

Double glazed sliding doors to Conservatory, wall mounted radiator, open archway to Kitchen.

## Kitchen 10' 4" x 6' 10" ( 3.15m x 2.08m )

Double glazed window to Conservatory, range of wall and base units, single bowl sink with drainer, integrated electric oven with gas hob and hood.

## Conservatory 16' 3" max x 9' 10" ( 4.95m max x 3.00m )

Double glazed patio door to rear paved garden, double glazed windowed walls, wall mounted radiator, access to Utility Room.

## First Floor Landing

Access to loft, storage cupboard, doors to

## Bedroom One 12' x 9' 10" ( 3.66m x 3.00m )

Double glazed window to front, wall mounted radiator, built in wardrobe.

## Bedroom Two 10' 10" x 8' 10" ( 3.30m x 2.69m )

Double glazed window to rear, wall mounted radiator.

## Bedroom Three 9' 6" x 6' 10" ( 2.90m x 2.08m )

Double glazed window to front, wall mounted radiator, storage cupboard.

## Bathroom

Double glazed window to rear, wall mounted radiator, hand wash basin, low level W.C., bathtub with overhead electric shower, storage cupboard.

## Rear Garden

Paved garden with access to right of way via garage-style doors.

## Front Access

Lawned front garden with paved path to front door.







To view this property please contact Connells on

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Property Ref: KTH308878 - 0007

Tenure: Freehold EPC Rating: C

Council Tax Band: B

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