

for sale

offers over **£205,000** 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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- Energy Rating: C
- Spacious Lounge/Dining Room
- Well, Presented
- Three Bedrooms
- Great Transport Links

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 - 0010

Tenure:Freehold EPC Rating: C

Council Tax Band: B

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

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