Connells

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for sale

offers in the region of **£270,000**



Manorford Avenue West Bromwich B71 3QJ

"A MODERNISED THREE BEDROOM SEMI DETACHED WITH DETACHED OUTBUILDING" A beautifully presented & recently modernised bay fronted semi-detached property making an ideal first time purchase. Property benefits from a detached outbuilding. Viewings highly advised to appreciate.

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Porch

Entrance Hall

Lounge/Dining Room
23' 5" x 9' 10" (7.14m x 3.00m)

Kitchen
8' 9" x 7' 3" (2.67m x 2.21m)

Landing

Bedroom One
12' 4" x 9' 10" (3.76m x 3.00m)

Bedroom Two
11' 9" x 9' 10" (3.58m x 3.00m)

Bedroom Three
9' 2" x 7' 3" (2.79m x 2.21m)

Bathroom

Wc

Utility/Study
14' 9" x 7' 6" (4.50m x 2.29m)

Rear Garden

Detached Outbuilding
14' 9" x 7' 6" (4.50m x 2.29m)

Agents Note

Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks.





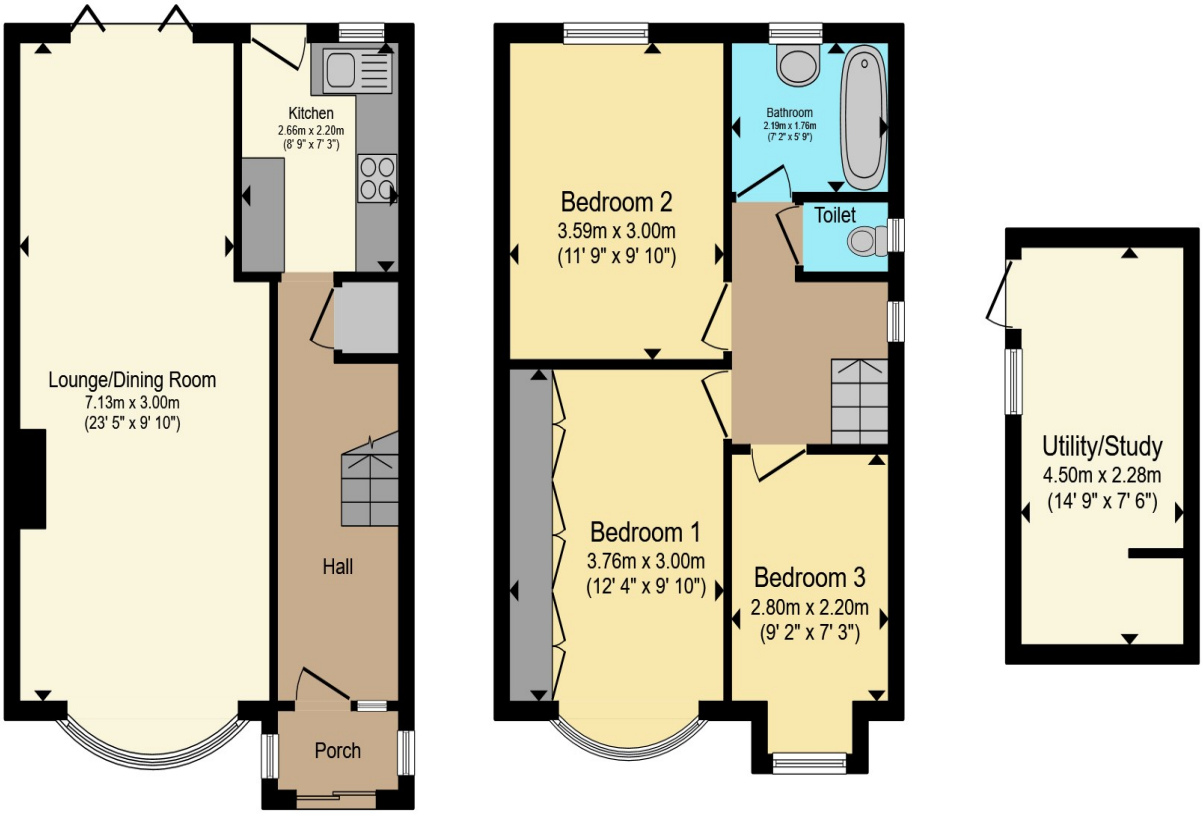












Ground Floor **First Floor** **Outbuilding**

Total floor area 83.3 m² (897 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

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81-83 Darlington Street
WOLVERHAMPTON WV1 4EX

Property Ref: WBW311680 - 0018

Tenure:Freehold EPC Rating: D

Council Tax Band: C

view this property online
connells.co.uk/Property/WBW311680

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.

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