



Connells

Braybrook Crescent
WEST BROMWICH

Braybrook Crescent WEST BROMWICH B70 7DZ

for sale
£290,000



Property Description

The development itself was completed toward the end of 2013 and is situated within a quiet residential estate with easy access to local Sandwell College and Holy Trinity primary school, the West Bromwich high street and now the New Square. This gives you an array of shops and amenities all within a short walking distance.

The property itself is split over three floors giving each room more space overall. To the ground floor you have a large and welcoming hallway, the modern fitted high spec kitchen and the rear dining/sitting room. To the first floor you have two double bedrooms with a family bathroom. To the second floor you have another two further double bedroom along with a shower room. The rear garden is easy to maintain and with rear access.

PLEASE CALL US TO ARRANGE VIEWINGS!

Agents Note

the sellers advises that they pay £200 per annum as a contribution towards the upkeep.

On Approach

The property enjoys an appealing streetscape setting with a paved front. Access is gained via a double-glazed entrance door leading into the entrance hall,

Entrance Hall

Featuring a double glazed door to the front, two storage cupboards, stairs to the first floor and doors leading to the kitchen, guest WC and lounge.

Kitchen

Fitted kitchen comprising of a range of wall and base units with work surfaces over, integrated oven and hob, fitted cooker hood, stainless steel sink and drainer, space and plumbing for washing machine and dishwasher, space for freestanding fridge freezer and a double glazed window to the front.

Lounge

Featuring french doors to the rear garden and a feature fire surround.

First Floor Landing

Stairs rising from the entrance hall, stairs to the second floor and doors leading to;

Bedroom Three

Featuring double glazed Juliet balcony to the front and a central heated radiator.

Bedroom Four

Featuring two double glazed windows the rear and a central heated radiator.

Bathroom

Family bathroom fitted with a contemporary white suite comprising a panelled bath with shower over, pedestal wash hand basin and low-level WC complemented by stylish tiling,

Second Floor Landing

Stairs rising from the first floor and doors leading to;

Bedroom One

Featuring two double glazed windows to the rear and a central heated radiator.

Bedroom Two

Featuring two double glazed windows to the front and a central heated radiator.

Shower Room

Fitted with a modern white suite comprising a shower cubicle, wash hand basin and low-level WC. The bathroom is further enhanced by complementing wall tiling and a central heating radiator.

Rear Garden

The property benefits from an enclosed rear garden,designed for low-maintenance the garden benefits from a paved patio and an artificial lawn A useful detached garage to the rear provides additional storage and convenience.

Garage

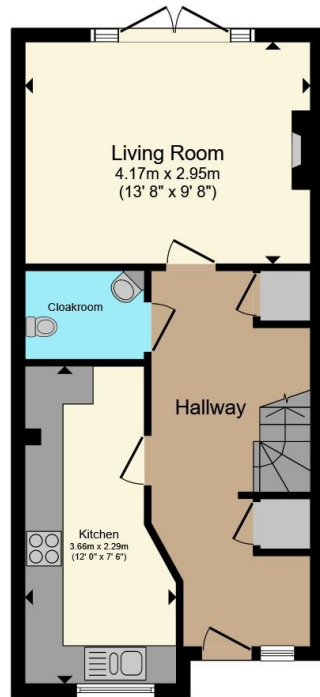
17' 2" x 16' 3" (5.23m x 4.95m)

Detached garage featuring an up-and-over door, power supply and direct access to the rear garden.

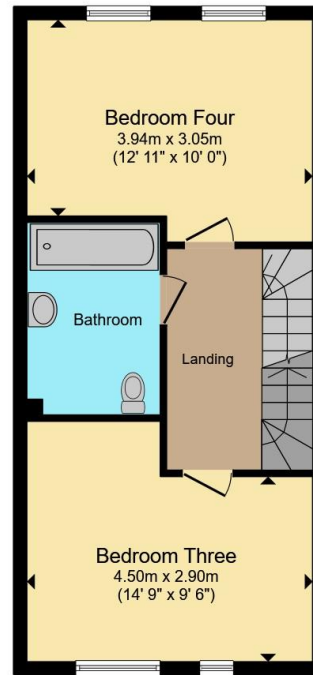




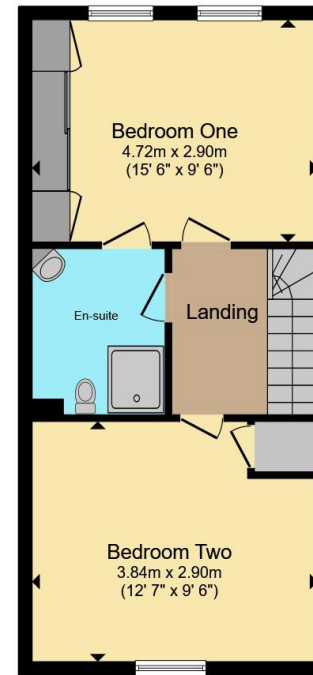




Ground Floor



First Floor



Second Floor

Total floor area 135.5 m² (1,459 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

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EPC Rating: B Council Tax
 Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/WBW311533



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