Connells

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for sale

offers over **£195,000** **Freehold**



Rainford Way Birmingham B38 8JY

The property benefits from easy ACCESS TO THE M42, local shopping and amenities, and good local schools. 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

- Energy Rating: C
- Spacious Lounge/Dining Room
- Well, Presented
- Three Bedrooms
- Great Transport Links

The Property Ombudsman

tsi APPROVED CODE TRADINGSTANDARDS.GOV.UK

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.

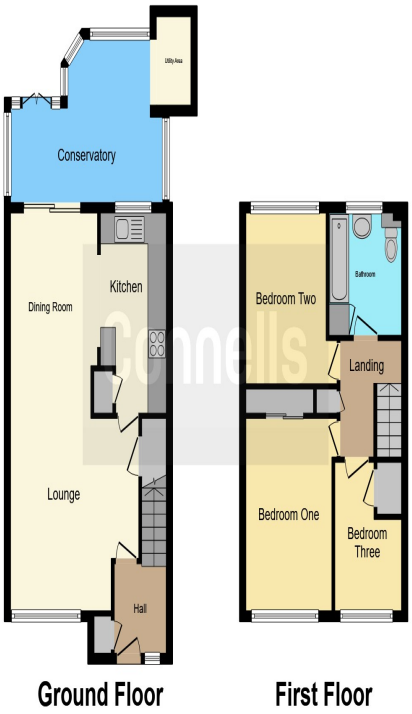
Front Access

Lawned front garden with paved path to front door.









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

To view this property please contact Connells on

T 0121 443 3357
E kingsheath@connells.co.uk

93 High Street Kings Heath
BIRMINGHAM B14 7BW

Property Ref: KTH308878 - 0014

Tenure:Freehold EPC Rating: C

Council Tax Band: B

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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