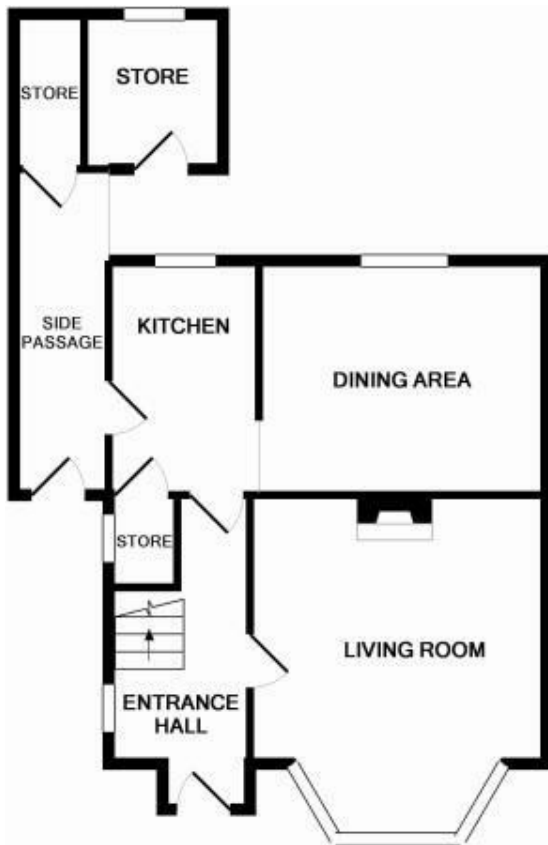
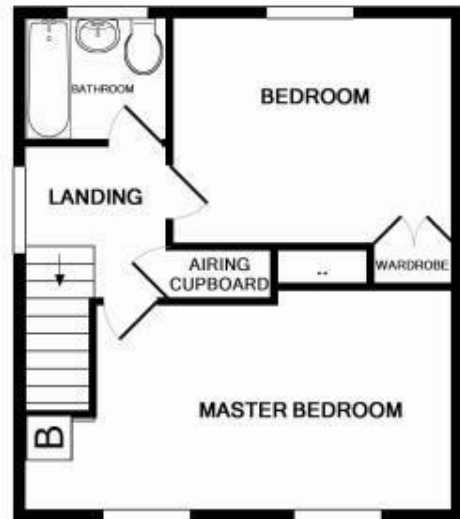


25 Farm Road, Rowley Regis, West Midlands, B65 8ER



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Reception Hallway

Double glazed window fitted with access to the kitchen, Living room, Stairs to first floor.

Lounge 14'5" x 12'0" max (4.39m x 3.66m max)

Double Glazing bay style window to the front elevation. Gas central heating radiator fitted. Ceiling light fixture.

Kitchen 9'7" x 6'6" (2.92m x 1.98m)

Fitted double glazed window to the rear elevation, Single S/Steel bowl with drainer, Plumbing for washing machine, Pantry space with door. Ample base and wall unit.



Landing

Double glazed window to the side elevation, Access to the loft area. Cupboard, doors to bedroom one, two and family bathroom.

Bedroom One 18'4" max into recess x 9'6" (5.59m max into recess x 2.90m)

Double glazed windows fitted to the front elevation, Gas central heating radiator. Ceiling light fixture.

Bedroom Two 11'7" x 9'7" (3.53m x 2.92m)

With double glazed window to the rear elevation. Gas central heated radiator and useful cupboard space. Ceiling light fixture.

Family Bathroom

White suite to comprise low w.c, Pedestal hand basin, Bath and double glazed window to the rear elevation. Ceiling light fixture.



Rear Garden

With a low maintenance garden with patio and lawn area.

AGENT NOTES

All main services are connected . (Gas/ Electric / Water)

Broadband/Mobile coverage- please check on link -//checker.ofcom.org.uk/en-gb/broadband-coverage

Council Tax Band :B