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## Innovate

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**Estate Agents** 



Uplands Avenue, Rowley Regis, West Midlands, B65 9PT

## Offers in the Region Of £230,000

Innovate Estate Agents are delighted to present this THREE BEDROOM SEMI DETACHED PROPERTY situated in Rowley Regis! The property boasts of FRONT DRIVEWAY allowing OFF ROAD PARKING, front entrance porch, entrance hallway, LOUNGE/DINER, FITTED KITCHEN, family bathroom, REAR GARAGE, double glazing and gas central heating throughout! Thanks to its sought after location the property has easy commute to a range of day to day amenities, educational facilities and transport links such as Blackheath Primary School, St Michael's CE High School, Asda Oldbury Superstore, Rowley Regis Train Station and M5 (Junction 2). EPC Rating: D. Council Tax Band: B. Admin Fees May Apply.

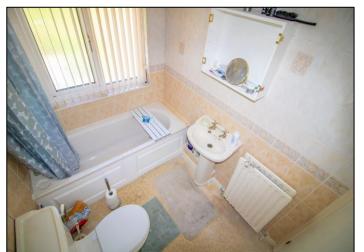




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Approach The property is approached via a tarmacadam front driveway allowing off road parking with steps leading up to front entrance porch door and side

access leading to rear garage and gate providing access to rear garden.

Front Entrance Porch Having linoleum flooring and further door leading into entrance hallway.

Entrance Hallway Having ceiling light point, gas central heating radiator, doors leading into lounge, fitted kitchen, under stairs storage cupboard and stairs rising to

first floor landing.

Lounge Having ceiling light point, power points, gas central heating radiators and

double glazed bay window to front elevation and double glazed window to

rear elevation.

Fitted Kitchen Having ceiling light point, power points, gas central heating radiator,

double glazed windows to side and rear elevations, fitted kitchen comprises of matching wall and base units with work tops over, inset stainless steel sink drainer unit with mixer tap, gas cooker point, plumbing for washing machine, space for undercounter fridge/freezer, tiling to splash prone areas, linoleum flooring and door leading to rear garden.

First Floor Landing Having ceiling light point, power points, double glazed window to side

elevation, doors leading into all bedrooms and family bathroom.

Bedroom One Having ceiling light point, power points, gas central heating radiator and

double glazed window to rear elevation.

Bedroom Two Having ceiling light point, power points, gas central heating radiator and

double glazed window to front elevation.

Bedroom Three Having ceiling light point, power points, gas central heating radiator,

access to loft space and double glazed window to front elevation.

Family Bathroom Having ceiling light point, gas central heating radiator, obscure double

glazed window to rear elevation, bathroom suite comprises of panel bath with shower head attachment above, pedestal hand wash basin with hot and cold water taps, low level W/C, tiling to walls and linoleum flooring.

Rear Garden The rear of the property comprises of paved patio area laid to lawn with

steps leading up to lawned area, door providing access to garage, mature

trees and bushes and fencing to its perimeters.

Rear Garage Having up and over garage door and door leading to rear garden.