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## Innovate

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**Estate Agents** 



Beeches Road, Rowley Regis, West Midlands, B65 0DA

## Offers in Excess of £215,000

Innovate Estate Agents are pleased 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, FITTED KITCHEN, downstairs shower room, first floor family bathroom with separate W/C, rear garden, 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 Highfields Primary School, Sainsbury's Supermarket, Old Hill Train Station, Rowley Regis Train Station and M5 (Junction 2/3). EPC Rating: C. Council Tax Band: B. Admin Fees May Apply.













Approach The property is approached via a tarmacadam front driveway allowing off

road parking leading to garage door, front entrance porch door and side

gate leading to rear garden.

Front Entrance Porch Having further door leading into entrance hallway.

Entrance Hallway Having ceiling light point, stairs rising to first floor landing and doors

leading into lounge, fitted kitchen, downstairs bathroom and under stairs

storage cupboard.

Lounge 14' 5" x 16' 1" (4.39m x 4.89m) Having ceiling light point, power points,

gas central heating radiator, double glazed window to rear elevation and

feature fireplace with brick surround.

Fitted Kitchen 8' 7" x 7' 10" (2.62m x 2.40m) Having ceiling light point, power points,

double glazed window to side elevation, fitted kitchen comprises of matching wall and base units with work tops over, inset bowl and a half sink drainer unit with mixer tap, integrated four ring gas hob, integrated oven and microwave, space for fridge/freezer, plumbing for washing

machine, tilling to splash prone areas and linoleum flooring.

**Downstairs Shower** 

Room

7' 10" x 6' 11" (2.40m x 2.11m) Having ceiling light point, obscure double glazed window to side elevation, suite comprises of corner shower cubicle with thermostatic shower and shower head attachment, vanity hand wash basin with mixer tap, low level W/C, panelling to walls and linoleum

flooring.

Garage 10' 5" x 7' 10" (3.17m x 2.40m)

First Floor Landing Having ceiling light point, doors leading into all bedrooms, family

bathroom and airing cupboard.

Bedroom One 14' 8" x 9' 9" (4.47m x 2.96m) Having ceiling light point, power points, gas

central heating radiator and double glazed window to front elevation.

Bedroom Two 14' 4" x 7' 9" (4.38m x 2.36m) Having ceiling light point, power points, gas

central heating radiator and double glazed window to rear elevation.

Bedroom Three 11' 0" x 6' 11" (3.36m x 2.11m) Having ceiling light point, power points,

gas central heating radiator and double glazed window to rear elevation.

Family Bathroom 7' 5" x 5' 5" (2.26m x 1.66m) Having ceiling light point, gas central heating

radiator, obscure double glazed to side elevation, bathroom suite

comprises of panel bath with shower mixer tap, pedestal hand wash basin

with hot and cold water taps and tiling to walls.

Separate W/C Having ceiling light point, gas central heating radiator, obscure double

glazed window to side elevation and low level W/C.

Rear Garden The rear of the property comprises of paved patio area with steps leading

up to astro turf lawned area, further stone chipped area, fencing and brick

built wall to its perimeters.