

for sale

offers in the region of **£225,000**



Park Avenue Rowley Regis B65 9ES

An extended three bedroom semi-detached home in a convenient location for transport links, shops and schools. This traditional property benefits from off road parking and rear garden with a sunny aspect and briefly comprises: porch, hallway, lounge, extended dining room/kitchen, three bedrooms and family bathroom. Offering further potential, this property must be viewed to be appreciated.

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Approach

The property has a driveway to the front, gate to rear access and double glazed door opens to porch

Porch

Tiled flooring and further door opening to hallway

Hallway

Stairs to first floor accommodation, central heating radiator, storage cupboard and door to lounge

Lounge

11' 6" max x 17' 4" into bay (3.51m max x 5.28m into bay)
Double glazed bay window to front elevation, two central heating radiators, gas fire with feature surround and door to dining room

Open Plan Dining Room/kitchen

Irregular Shaped Room 12' 9" max x 17' 8" max (3.89m max x 5.38m)

An extended open plan room with defined areas, the dining area has space for table and chairs, double glazed window to rear elevation, central heating radiator, the room leads through to the

kitchen area which is fitted with a range of wall and base units with work surfaces over, one and half bowl sink and drainer, space for cooker with cooker hood over, plumbing for washing machine, central heating boiler, tiled flooring and door to the side opening to the rear garden

First Floor Landing

Access to loft space, double glazed obscured window to side elevation and doors leading to:

Bedroom One

11' plus bay x 10' 11" max (3.35m plus bay x 3.33m max)
Double glazed bay window to front elevation, central heating radiator

Bedroom Two

10' 6" x 11' 6" max (3.20m x 3.51m max)
Double glazed window to rear elevation, central heating radiator

Bedroom Three

7' 3" x 7' 3" (2.21m x 2.21m)
Double glazed window to front elevation, central heating radiator



Bathroom

Comprising: bath with mixer shower over, wash hand basin, low level w.c, part tiling to walls, double glazed obscured window to rear elevation

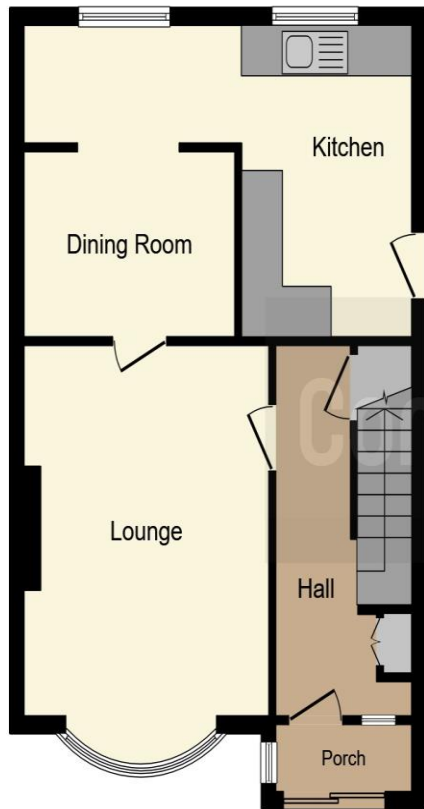
Rear Garden

A pleasant rear garden perfect for families and entertaining with a paved patio area, pathway to gated front access, pathway to the rear with lawns to the side, mature trees and shrubs, raised feature rockery, fencing to borders

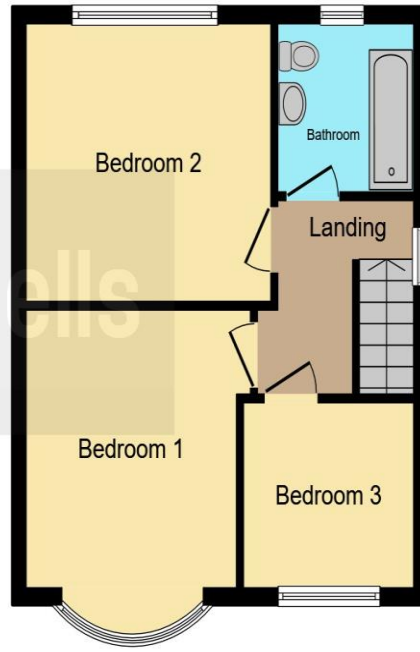
Agents Note

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your conveyancer will take the necessary steps and advise you accordingly."





Ground Floor



First Floor

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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Property Ref: HSW313460 - 0005

Tenure: Freehold

EPC Rating: D

view this property online connells.co.uk/Property/HSW313460



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