

for sale

offers over **£240,000**



Powke Lane Rowley Regis B65 0AG

A well-presented three bedroom semi-detached home in a convenient location close to transport links. Briefly comprising: hallway, lounge, fitted kitchen, conservatory, three bedrooms, bathroom, pleasant rear garden and large driveway to the front. Tastefully decorated throughout, viewing highly recommended

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Approach

The property benefits from a large driveway to the front with gate to rear access, storm porch with front door opening to hallway

Hallway

Stairs to first floor accommodation, wood effect flooring, central heating radiator, under stairs cupboard housing central heating boiler and doors leading to:

Lounge

11' 1" max x 16' 8" into bay (3.38m max x 5.08m into bay)
Double glazed bay window to front elevation, central heating radiator

Fitted Kitchen

15' 6" plus recess x 7' 10" (4.72m plus recess x 2.39m)
Fitted with a range of wall and base units with work surfaces over, one and half bowl sink and drainer, integrated microwave and oven, gas hob with extractor over, integrated dishwasher, central heating radiator, door to conservatory, wood effect flooring, double glazed window to side elevation

Conservatory

13' 1" x 7' 11" (3.99m x 2.41m)

Double glazed windows to side and rear elevation, central heating radiator and double glazed French doors opening to the rear garden

First Floor Landing

Double glazed obscured window to side elevation, loft access and doors leading to:

Bedroom One

11' 6" x 10' 6" (3.51m x 3.20m)

Double glazed French doors opening to the Juliet balcony with far reaching views, feature wood panelling, central heating radiator

Bedroom Two

10' 6" x 10' 6" max (3.20m x 3.20m max)

Double glazed window to front elevation and central heating radiator



Bedroom Three

7' 5" x 5' 11" (2.26m x 1.80m)

Double glazed window to front elevation, central heating radiator

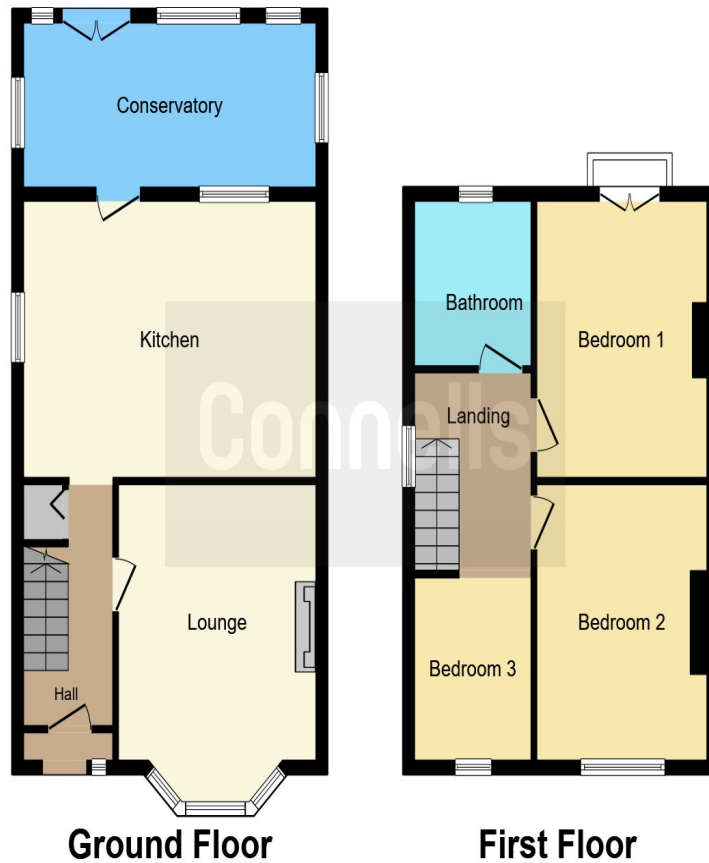
Bathroom

Comprising: panelled bath with shower over, wash hand basin, low level w.c., tiling to walls and floor, heated towel rail, storage cupboard and double glazed obscured window to rear elevation

Rear Garden

A pleasant rear garden with far reaching views, patio area with pathway leading to the rear, lawns to the side, fencing and walls to borders and gate to front access.





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: HSW314420 - 0006

Tenure: Freehold

EPC Rating: E

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