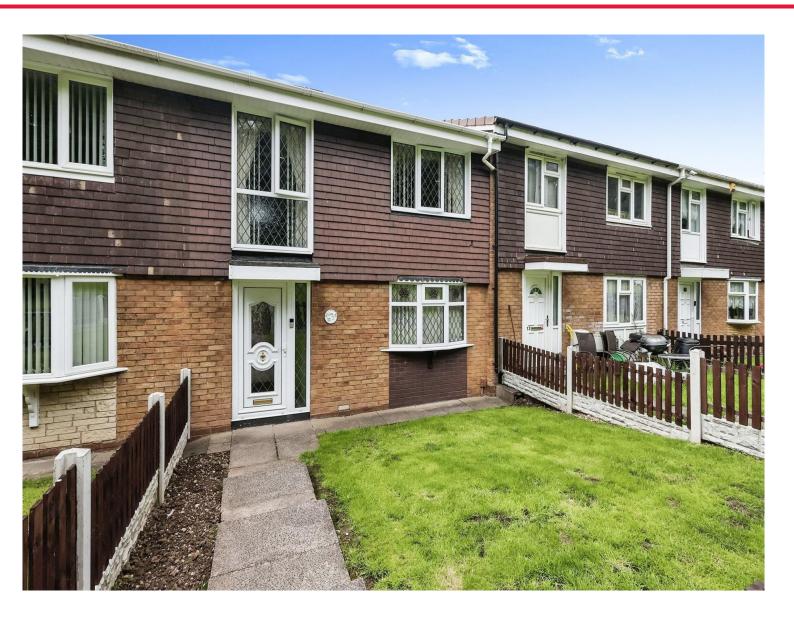
for sale

offers in the region of

£190,000



Lightfields Walk Rowley Regis B65 8NZ

A fantastic property for first time buyers, this three bedroom home benefits from off road parking to the rear and pedestrian access to the front. Briefly comprising: hallway, through lounge/dining room, kitchen, vestibule, w.c, three bedrooms, bathroom and rear garden. Conveniently located for shops, schools and transport links, early viewing is essential to appreciate the accommodation on offer.





Lightfields Walk Rowley Regis B65 8NZ

Approach

The property has double gates to the rear opening to the rear garden and off road parking. The front of the property is pedestrian access only with pathway leading past the properties with gated access to the front lawn with steps down to the front door.

Hallway

Stairs to first floor accommodation, storage heater and doors leading to:

Lounge/dining Room

23' 9" x 11' 10" max (7.24m x 3.61m max)

Double glazed patio doors to rear garden, storage heater, two ceiling light points, coving to ceiling, door to kitchen and double glazed bow window to front elevation

Kitchen

11' 1" plus recess x 8' 1" (3.38m plus recess x 2.46m)

Fitted with a range of wall and base units with work surfaces over, one and half bowl sink and drainer, space for cooker with extractor over, space for fridge freezer, plumbing for washing machine, tiled flooring, storage cupboard and door to vestibule

Vestibule

10' 1" x 4' 3" (3.07m x 1.30m)

Double glazed French doors opening to the rear garden, double glazed window to side elevation, door to w.c

Wc

Low level w.c, wash hand basin, double glazed obscured window to side elevation

First Floor Landing

Access to loft space, storage heater, storage cupboard and doors leading to:

Bedroom One

12' 4" x 10' 5" plus recess (3.76m x 3.17m plus recess)
Double glazed window to rear elevation, built in wardrobes

Bedroom Two

12' \times 10' 5" plus recess (3.66m \times 3.17m plus recess) Double glazed window to front elevation, built in wardrobes



Bedroom Three

 $8'\ 5"\ x\ 6'\ 10"$ plus recess ($2.57m\ x\ 2.08m$ plus recess)

Double glazed window to front elevation, built in storage cupboard

Bathroom

Comprising: Bath with shower over, low level w.c, wash hand basin, electric heated towel rail, tiling to walls, double glazed obscured window to rear elevation

Rear Garden

Block paved patio with pretty flower borders to the side, brick built shed, fencing to borders with double gates opening to give access to the rear parking.











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

T 0121 550 6465 E halesowen@connells.co.uk

10 Hagley Road HALESOWEN B63 4RG

Property Ref: HSW314687 - 0003

Tenure: Freehold **EPC Rating: Awaited**

view this property online connells.co.uk/Property/HSW314687





^{1.} MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.