

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.

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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' x 10' 5" plus recess (3.66m x 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

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Property Ref: HSW314687 - 0003

Tenure: Freehold

EPC Rating: Awaited

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