

for sale

offers in the region of **£225,000**



Charles Avenue Rowley Regis B65 9EF

Do not miss out on this three bedroom detached bungalow in a convenient location close to shops, schools and transport links. Offered for sale with NO UPWARD CHAIN, the property briefly comprises: hallway, lounge, breakfast kitchen, three bedrooms, bathroom and garden to the rear.

Charles Avenue Rowley Regis B65 9EF

Approach

The property has a pathway leading past the walled fore garden with block paved area to the side, gate to rear access and front door opens to hallway

Hallway

Wood effect flooring, central heating radiator and doors leading to:

Lounge

14' 6" x 13' 6" (4.42m x 4.11m)

Double glazed window to front elevation, central heating radiator and wood effect flooring

Breakfast Kitchen

13' 6" x 9' 2" plus recess (4.11m x 2.79m plus recess)

Fitted with a range of wall and base units with work surfaces over, sink and drainer, plumbing for washing machine, integrated oven with electric hob and extractor over, central heating radiator, cupboard housing central heating boiler, spot lights to ceiling, double glazed window to rear elevation and double glazed door to rear garden

Bedroom One

12' 3" inc wardrobe x 9' 8" (3.73m inc wardrobe x 2.95m)

Double glazed window to rear elevation, central heating radiator, wood effect flooring, spot lights to ceiling, fitted wardrobe/hanging space

Bedroom Two

10' 4" x 8' 5" (3.15m x 2.57m)

Double glazed window to front elevation, central heating radiator and wood effect flooring

Bedroom Three

7' 1" x 6' 8" (2.16m x 2.03m)

Double glazed window to front elevation, central heating radiator and wood effect flooring

Bathroom

Comprising: 'P' shaped bath with shower over, vanity unit with wash hand basin, low level w.c, heated towel rail, spot lights to ceiling, tiled flooring, part tiling to walls and double glazed obscured window to rear elevation



Rear Garden

Paved patio area with lawn beyond, timber shed, gate to front access and fencing to borders





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: HSW314746 - 0008

Tenure: Freehold

EPC Rating: C

view this property online connells.co.uk/Property/HSW314746



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.

see all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk