

for sale

offers in the region of **£260,000**



Chichester Drive Rowley Regis B65 0EW

A stunning, three storey family home in a convenient location offering spacious and versatile accommodation over three floors. Briefly comprising: hallway, fitted kitchen, downstairs w.c, lounge, two double bedrooms and shower room to the first floor, master bedroom to the second floor with family bathroom, allocated parking for two cars to the rear and pleasant rear garden. Viewing is essential to appreciate the accommodation on offer.

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Approach

The property has a pathway leading to the front door which opens to the hallway

Hallway

Stairs to first floor accommodation, wood effect flooring, central heating radiator, archway to kitchen and doors leading to:

Fitted Kitchen

10' 1" x 8' (3.07m x 2.44m)

Fitted with a range of wall and base units with work surfaces over, one and half bowl sink and drainer, integrated oven with electric hob and cooker hood over, plumbing for washing machine, integrated fridge freezer, spot lights to ceiling, double glazed window to front elevation, cupboard housing central heating boiler

Guest Wc

Low level w.c, vanity wash hand basin, tiled flooring, extractor

Lounge

12' 9" x 12' 2" (3.89m x 3.71m)

Double glazed French doors open to the rear garden, central heating radiator, under stairs storage cupboard and wood effect flooring

First Floor Landing

Stairs to second floor accommodation and doors leading to:

Bedroom Two

11' 11" max x 13' 6" (3.63m max x 4.11m)

Two double glazed windows to rear elevation, central heating radiator

Bedroom Three

10' 2" x 12' 4" (3.10m x 3.76m)

Two Double glazed windows to front elevation, central heating radiator

Shower Room

Comprising: shower cubicle, low level w.c, wash hand basin, tiled flooring and extractor



Second Floor Landing

Two useful storage cupboards and doors leading to:

Master Bedroom

13' 2" x 12' max (4.01m x 3.66m max)

Double glazed window to rear elevation, central heating radiator

Agents note: head height is reduced in some areas

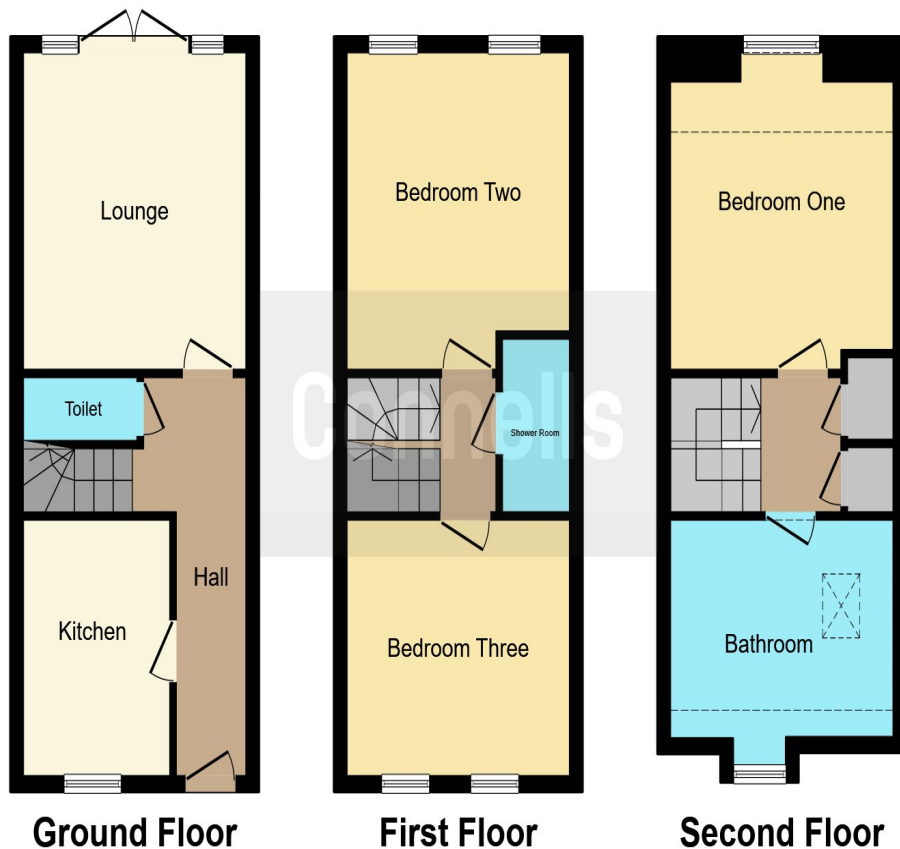
Family Bathroom

Comprising: shower cubicle, bath, low level w.c, wash hand basin, tiled flooring, part tiles walls, double glazed window to front elevation and double glazed roof window.

Rear Garden

A pleasant rear garden perfect for entertaining with patio area, pathway to the rear, artificial lawn, fencing to borders, timber summerhouse and gate to rear access and parking





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Tenure: Freehold

EPC Rating: B

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