

for sale

offers in the region of **£325,000**



Dudley Road Rowley Regis B65 8JY

Do not miss out on this new build detached house in a convenient location! With spacious and versatile accommodation over three floors, this property is perfect for growing families. Briefly comprising: Hallway, large lounge/dining room, fitted kitchen, guest w.c, three bedrooms, family bathroom, en-suite shower room, off road parking and garden to the rear. Now available for viewings

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Approach

The property is approached via block paved frontage and side, EV charging point and composite door opens to hallway.

Hallway

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

W.C

Low level W.C, vanity wash hand basin, heated towel rail, part tiled walls and double glazed obscured window to front elevation

Fitted Kitchen

16' 1" into bay x 7' 10" (4.90m into bay x 2.39m)

Fitted with a range of wall and base units with work surfaces over, one and half bowl sink and drainer, integrated fridge freezer, integrated dishwasher, cupboard housing central heating boiler, spot lights to ceiling, wood effect flooring, double glazed bay window to front elevation, double doors to lounge

Lounge/dining Room

19' 5" max x 14' 11" (5.92m max x 4.55m)

Wood effect flooring, three central heating radiators, spot lights to ceiling, under stairs storage cupboard and bi fold doors opening to rear garden

First Floor Landing

Stairs to second floor, double glazed obscured window to side elevation and doors leading to:

Bedroom One

13' 4" plus wardrobes x 8' 2" (4.06m plus wardrobes x 2.49m)

Double glazed window to front elevation, central heating radiator, build in mirrored wardrobes, door to en-suite

En-Suite

Comprising: shower cubicle, vanity wash hand basin, low level w.c, spot lights to ceiling, tiling to walls and floor, heated towel rail, extractor and double glazed obscured window to front elevation



Bedroom Three

9' 11" x 8' 2" (3.02m x 2.49m)

Double glazed window to rear elevation with far reaching views, central heating radiator, fitted wardrobe, spot lights to ceiling

Family Bathroom

Comprising: bath with shower over, vanity wash hand basin, low level w.c, tiled walls, vanity mirror, tiled flooring, spot lights to ceiling, double glazed obscured window to rear elevation

Second Floor Landing

Door to bedroom

Bedroom Two

14' 11" max x 15' 8" max (4.55m max x 4.78m max)

Double glazed window to front elevation, two double glazed roof windows, central heating radiator, spot lights to ceiling.

Agents note: head height is reduced in some areas due to eaves

Rear Garden

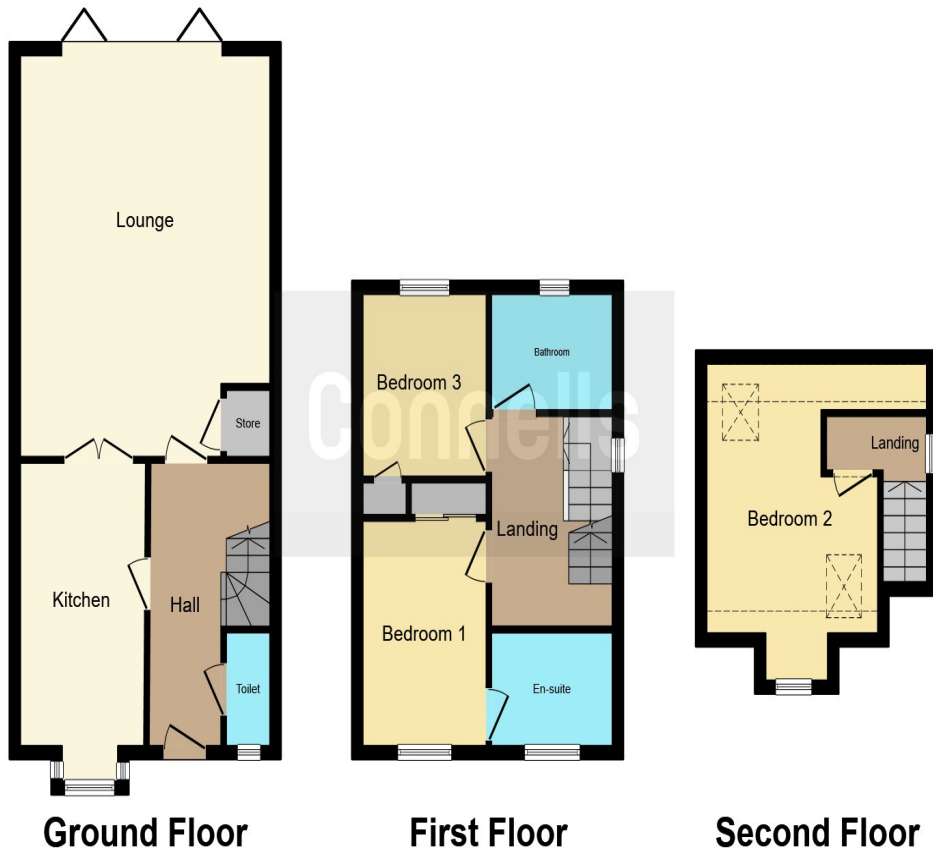
A pleasant rear garden perfect for families and entertaining with block paved patio and lawns beyond, outside tap, fencing to borders and far reaching views.

The developers are currently in the process of fencing the boundaries between the properties. The image shown is the whole plot, a fence is being erected in the middle and fencing will be put at the sides of the properties with gates for access to the garden. For further information please ask.

Agents Notes

It is our understanding that the property is not registered at the land registry which is the case with a significant proportion of land across England & Wales. Your conveyancer will take necessary steps to advise you accordingly.





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

To view this property please contact Connells on

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Property Ref: HSW315073 - 0003

Tenure: Freehold

EPC Rating: B

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