

for sale

£275,000

Awaiting Photograph



Cambourne Road Rowley Regis B65 9EZ

A stunning, three bedroom family home in a popular location, perfect for families. Close to schools, shops and transport links, the property briefly comprises: hallway, lounge, conservatory, guest w.c, extended kitchen/dining room, utility/store, three bedrooms, shower room, pleasant rear garden and off road parking. Viewing is essential to appreciate the accommodation on offer.

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Approach

The property has a driveway to the front with pathway to side with gate to rear access. Double glazed door opens to hallway.

Hallway

Central heating radiator, Karndeane wood flooring, cloaks cupboard and doors leading to:

Guest W.C

Low level w.c, wash hand basin, Karndeane wood flooring and part tiling to walls

Extended Kitchen/Dining Room

15' 6" max x 13' max (4.72m max x 3.96m max)

Fitted with a range of wall and base units with work surfaces over, one and half sink and drainer, integrated oven with electric hob and cooker hood over, under cupboard lighting, integrated dishwasher, space for fridge freezer, two central heating radiators, spot lights to ceiling, space for table and chairs, double glazed bow window to front elevation, door to utility/store,

Utility/Store

8' 8" x 9' 10" max (2.64m x 3.00m max)

Double glazed obscured window to side elevation, wall and base units with work surfaces over, plumbing for washing machine, space for appliances, door to front with keypad entry

Lounge

15' 7" inc stairs x 13' 7" (4.75m inc stairs x 4.14m)

Double glazed patio doors to conservatory, gas fire with feature surround, central heating radiator, stairs to first floor accommodation and Karndeane wood flooring

Conservatory

10' 2" x 12' max (3.10m x 3.66m max)

Double glazed French doors opening to the rear garden, Karndeane wood flooring, ceiling light point and central heating radiator

First Floor Landing

Double glazed obscured window to side elevation, loft access and doors leading to:



Bedroom One

12' 8" plus wardrobes x 9' 5" (3.86m plus wardrobes x 2.87m)

Double glazed window to front elevation, central heating radiator, spot lights to ceiling and fitted wardrobes

Bedroom Two

11' 11" x 9' 5" (3.63m x 2.87m)

Double glazed window to rear elevation, coving to ceiling, central heating radiator

Bedroom Three

10' x 5' 11" (3.05m x 1.80m)

Double glazed window to front elevation, central heating radiator.

Shower Room

Comprising: shower cubicle, vanity wash hand basin, low level w.c, part tiling to walls, heated towel rail, airing cupboard, spotlights to ceiling, double glazed obscured window to rear elevation

Rear Garden

A pleasant rear garden perfect for entertaining with block paved patio area, steps to stone patio with timber shed, fencing to borders, gate to front access





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

10 Hagley Road
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Property Ref: HSW313996 - 0003

Tenure: Freehold

EPC Rating: D

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