

for sale

offers in the region of **£165,000**



## Bond Street ROWLEY REGIS B65 0QQ

A spacious three bedroom family home conveniently located for shops, schools and transport links. Offered for sale with NO UPWARD CHAIN, this property is in need of some modernisation and briefly comprises: porch, hallway, study, utility, kitchen, lounge, family bathroom, three bedrooms, rear garden, integral garage and driveway.



# Bond Street ROWLEY REGIS B65 0QQ

## Approach

The property has a driveway with up and over door to garage and double glazed front door opens to porch

## Porch

Storage cupboard and double glazed door opens to hallway

## Hallway

Useful storage cupboard, stairs to first floor accommodation, door opens to study

## Study

9' 8" x 6' 4" ( 2.95m x 1.93m )

Double glazed window to rear elevation, central heating radiator, door to utility

## Utility

9' 5" x 9' 7" ( 2.87m x 2.92m )

Double glazed door to rear garden, central heating boiler, plumbing for washing machine, sink and drainer, door to garage

## First Floor Landing

Stairs to second floor accommodation and doors leading to:

## Kitchen

10' 11" x 10' max ( 3.33m x 3.05m max )

Wall and base units, sink and drainer, storage cupboard, central heating radiator and double glazed window to rear elevation

## Lounge

15' 11" x 12' 1" ( 4.85m x 3.68m )

Double glazed window to front elevation, central heating radiator

## Family Bathroom

Comprising: Bath with shower over, low level w.c, wash hand basin, part tiling to walls, central heating radiator, airing cupboard and double glazed obscured window to rear elevation





## Second Floor Landing

Doors leading to:

### Bedroom One

16' x 10' ( 4.88m x 3.05m )

Double glazed window to rear elevation, central heating radiator

### Bedroom Two

12' 11" x 8' 8" ( 3.94m x 2.64m )

Double glazed window to front elevation, central heating radiator

### Bedroom Three

12' 11" x 7' 1" ( 3.94m x 2.16m )

Double glazed window to front elevation, central heating radiator

## Rear Garden

Patio area with pebbled garden and fencing to borders

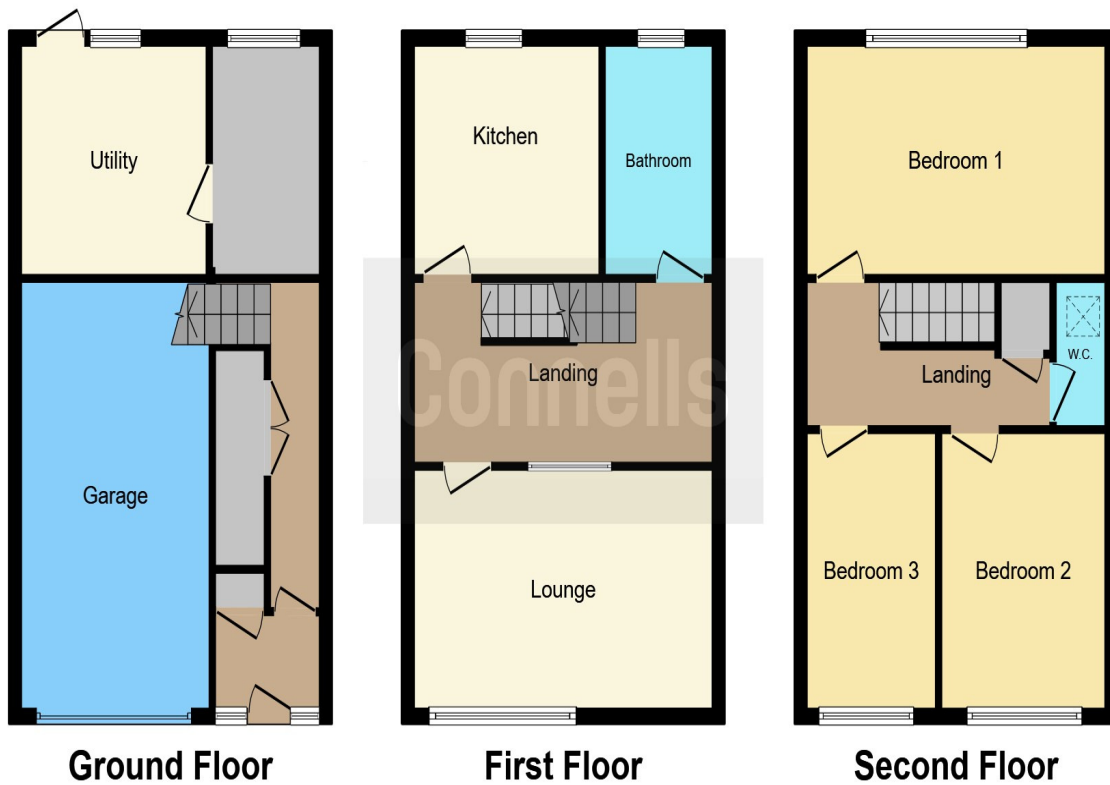
## Garage

19' 3" x 9' 6" ( 5.87m x 2.90m )

Up and over door, door to utility.

Agents note: head height reduced to the rear





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](http://www.focalagent.com)

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**T 0121 550 6465**  
**E [halesowen@connells.co.uk](mailto:halesowen@connells.co.uk)**

10 Hagley Road  
 HALESOWEN B63 4RG

Property Ref: HSW315117 - 0002

**Tenure:** Freehold

**EPC Rating:** C

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