

for sale

£185,000



Fallow Field Road ROWLEY REGIS B65 8EZ

A deceptively spacious three bedroom mid-terraced home benefitting from off road parking to the front and a good sized garden to the rear. The property briefly comprises: hallway, lounge, dining room, kitchen, three bedrooms and bathroom. Offering further potential, the property is conveniently located for shops, schools and transport links and early viewing is recommended,

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Approach

The property has a driveway to the front with pathway leading to the shared rear entry and front door opens to hallway

Hallway

Double glazed window to front elevation, stairs to first floor accommodation, under stairs storage cupboard, central heating radiator and doors leading to:

Lounge

12' 11" x 12' 5" max (3.94m x 3.78m max)

Double glazed bow window to front elevation, central heating radiator, electric fire with surround, coving to ceiling

Kitchen

8' 3" max x 9' 10" (2.51m max x 3.00m)

Fitted with a range of wall and base units with work surfaces over, sink and drainer, space for cooker with cooker hood over, space for fridge freezer, spot lights to ceiling, plumbing for washing machine, central heating boiler, double glazed door opens to rear garden, door to dining room

Dining Room

12' 1" max x 10' (3.68m max x 3.05m)

Double glazed French doors to rear garden, coving to ceiling, central heating radiator and coving to ceiling

First Floor Landing

Doors leading to:

Bedroom One

16' 8" max x 9' 10" max (5.08m max x 3.00m max)

Two double glazed windows to rear elevation, central heating radiator and coving to ceiling

Bedroom Two

12' 4" x 10' 9" (3.76m x 3.28m)

Double glazed window to front elevation, coving to ceiling and central heating radiator



Bedroom Three

8' 9" x 8' 2" (2.67m x 2.49m)

Double glazed window to front elevation, central heating radiator and access to loft space

Agents note: stair bulkhead reduces some floor area

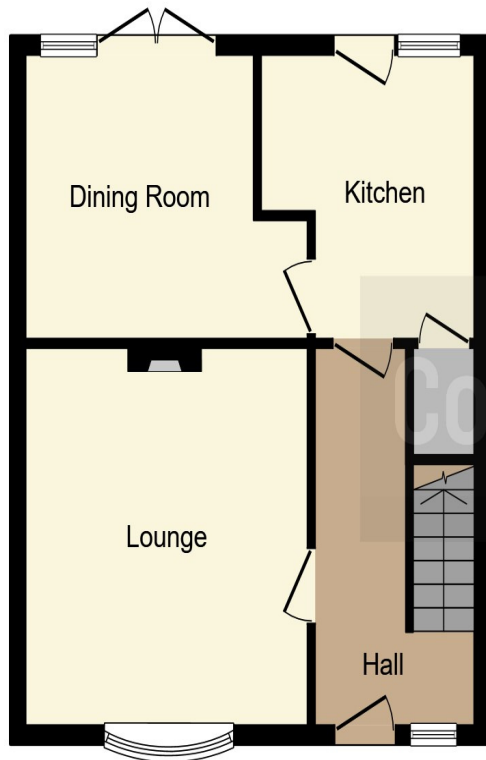
Bathroom

Comprising: Bath, shower cubicle, low level w.c, vanity wash hand basin, heated towel rail, double glazed obscured window to rear elevation

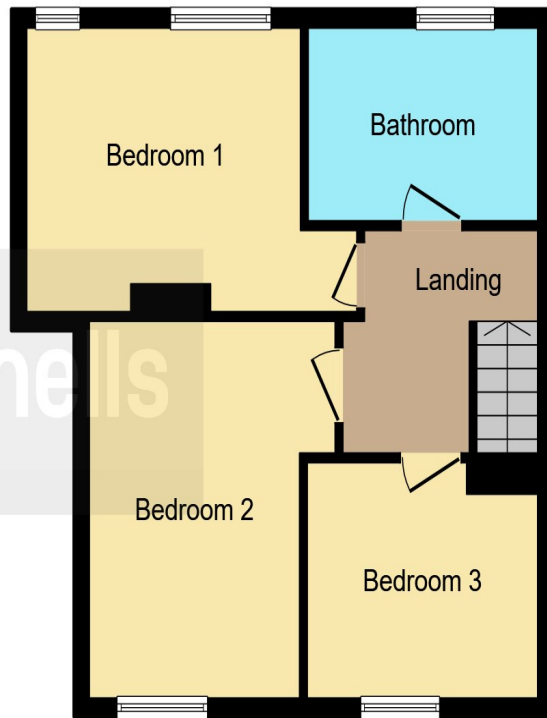
Rear Garden

A pleasant rear garden with patio area, steps to lawn, flower beds, fencing to borders, outside tap and gate to shared front access





Ground Floor



First Floor

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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Property Ref: HSW315079 - 0002

Tenure: Freehold

EPC Rating: C

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