

for sale

£175,000



## Woolpack Close Rowley Regis B65 8HY

A great property for first time buyers or investors, this two bedroom mid-terraced property is conveniently located and briefly comprises: porch, lounge, kitchen, two bedrooms, bathroom, rear garden and allocated parking. Viewing recommended

# Woolpack Close Rowley Regis B65 8HY

## Approach

The property has a pathway to the front and front door opens to porch

## Porch

Further door opens to lounge

## Lounge

14' 1" inc stairs x 12' 8" ( 4.29m inc stairs x 3.86m )  
Double glazed window to front elevation, central heating radiator, stairs to first floor accommodation and door to kitchen

## Kitchen

14' 1" x 8' 4" ( 4.29m x 2.54m )  
Fitted with wall and base units with work surfaces over, sink and drainer, plumbing for washing machine, central heating radiator, part tiled walls, central heating boiler, double glazed window and door to rear elevation

## First Floor Landing

Doors leading to:

## Bedroom One

14' 1" max x 8' 6" ( 4.29m max x 2.59m )  
Two double glazed windows to front elevation, central heating radiator

## Bedroom Two

14' 1" max x 8' 6" ( 4.29m max x 2.59m )  
Two double glazed windows to rear elevation, central heating radiator

## Bathroom

Comprising: bath with shower over, part tiling, low level w.c, wash hand basin,

## Rear Garden

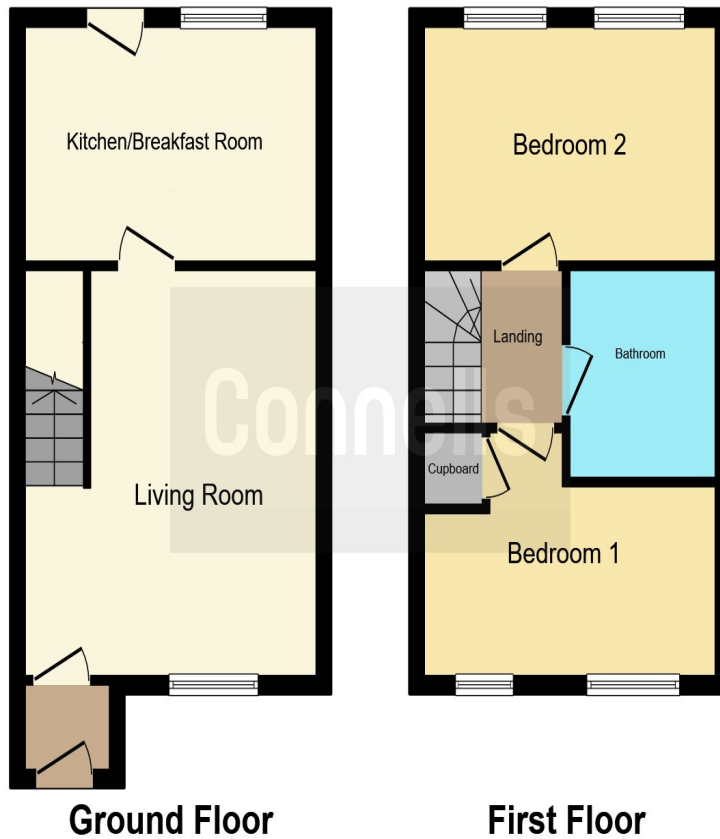
Patio area with lawn beyond, pond, gate to rear access and fencing to borders



## Tenure

The property is Freehold, however, due to an error with the previous solicitors, part of the title was not transferred to the current owners name, this has now been sent to land registry so will be rectified shortly but no timescales have ben given, please ask the branch if you have any questions or speak to your legal representative.





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)

To view this property please contact Connells on

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Property Ref: HSW315139 - 0003

**Tenure:** Freehold

**EPC Rating:** C

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