

for sale

offers in the region of **£275,000**



Queens Drive Rowley Regis B65 9JJ

A fantastic family home in a popular and convenient location close to shops, schools and transport links. Briefly comprising: hallway, guest w.c, lounge, dining room, kitchen, three good sized bedrooms, re-fitted bathroom, rear garden, garage and driveway. Viewing is highly recommended

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Approach

The property has a lawn to the front with driveway to the side leading to the garage with gate to rear garden and front door opens to hallway

Hallway

Wood effect flooring, door to w.c and door to lounge

Guest W.C

Low level w.c, vanity wash hand basin, central heating radiator, double glazed obscured window to front elevation

Lounge

15' 8" max x 15' 9" into bay (4.78m max x 4.80m into bay)
Double glazed window to front elevation, central heating radiator, electric fire, door to dining room

Dining Room

13' 2" inc stairs x 8' 4" (4.01m inc stairs x 2.54m)
Double glazed patio doors to rear garden, wood effect flooring, central heating radiator, stairs to first floor, coving to ceiling, door to kitchen

Kitchen

9' 8" x 7' 4" (2.95m x 2.24m)

Fitted with a range of wall and base units with work surfaces over, sink and drainer, space for cooker with extractor over, space for fridge freezer, storage cupboard, double glazed door to side, plumbing for washing machine, double glazed window to rear elevation

First Floor Landing

Double glazed window to side elevation, access to loft space, airing cupboard and doors leading to:

Bedroom One

15' 8" x 10' 6" (4.78m x 3.20m)

Two double glazed windows to rear elevation, central heating radiator, built in wardrobes

Bedroom Two

10' 6" x 8' 7" max (3.20m x 2.62m max)

Double glazed window to front elevation, central heating radiator



Bedroom Three

10' 5" Max x 6' 11" Max (3.17m Max x 2.11m Max)

Double glazed window to front elevation, central heating radiator

Re-Fitted Bathroom

Comprising: 'P' shaped bath with shower over, vanity wash hand basin, low level w.c, heated towel rail, tiled walls, spot lights to ceiling.

Rear Garden

A pleasant rear garden with patio area, fencing to borders, gate to side access

Garage

Up and over door, power and lighting





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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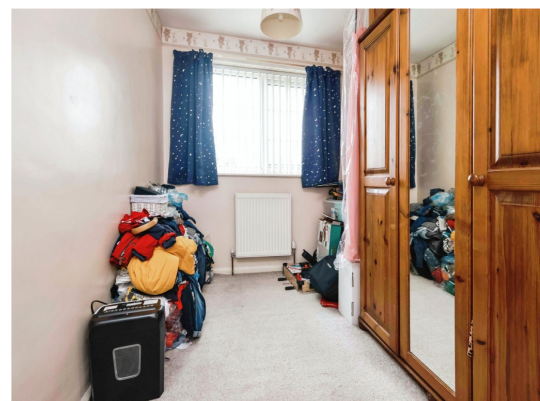
10 Hagley Road
 HALESOWEN B63 4RG

Property Ref: HSW315163 - 0003

Tenure: Freehold

EPC Rating: C

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