

for sale

offers in the region of **£250,000**



## Powke Lane Rowley Regis B65 0AA

A deceptively spacious three storey town house in a convenient location for shops, schools and transport links. Perfect for growing families, the property briefly comprises: entrance hall, guest w.c, re-fitted kitchen, lounge/dining room, two double bedrooms and family bathroom to the first floor and master bedroom with dressing room and en-suite to the second floor, pleasant rear garden with summerhouse and storage to the rear and garage with parking to the secure gated rear parking area. Viewing essential to appreciate the accommodation on offer

# Powke Lane Rowley Regis B65 0AA

## Approach

The property is approached via pathway with fore garden and recently re-fitted front door opens to hallway

## Hallway

With stairs to the first floor accommodation, useful storage cupboard, central heating radiator, door to guest cloakroom and door to lounge

## Guest Cloakroom

With low level w.c, vanity wash hand basin, tiled flooring, central heating radiator and double glazed obscured window to front elevation

## Lounge/Dining Room

16' 6" max x 13' 3" ( 5.03m max x 4.04m )

Double glazed patio doors opening to the rear garden, storage cupboard, wood effect flooring, spot lights to ceiling, central heating radiator, electric fire with feature surround, open plan design into kitchen

## Re-Fitted Kitchen

12' 8" x 6' 2" ( 3.86m x 1.88m )

Fitted with a range of wall and base units with granite work surfaces over, sink and drainer, integrated oven with hob over, space for fridge freezer, integrated dishwasher, breakfast bar, integrated washing machine, central heating radiator, spot lights to ceiling, tiled flooring, double glazed window to front elevation.

## First Floor Landing

Stairs to second floor accommodation, central heating radiator and doors leading to:

## Bedroom Two

13' 3" x 11' ( 4.04m x 3.35m )

Two triple glazed windows to front elevation, central heating radiator and built in wardrobes and base unit.

## Bedroom Three

13' 4" x 11' 7" max ( 4.06m x 3.53m max )

Double glazed window to rear elevation, central heating radiator, built in wardrobes and base unit



## Family Bathroom

Comprising bath with mixer tap and shower attachment, vanity unit with wash hand basin and low level w.c, heated towel rail, tiled flooring, tiling to walls and spot lights to ceiling

## Second Floor

With door to master bedroom

## Master Bedroom

12' 9" into recess x 13' 3" max ( 3.89m into recess x 4.04m max )  
Triple glazed window to front elevation, central heating radiator, door to storage cupboard housing hot water tank, central heating radiator, air conditioning unit and archway to dressing room

Agents note: head height is reduced in some areas

## Dressing Room

10' 3" x 6' 3" ( 3.12m x 1.91m )

Double glazed skylight, spotlights to ceiling, central heating radiator, and door to en-suite.

Reduced head height in some areas

## En-Suite

Comprising shower cubicle, vanity unit with wash hand basin, low level w.c, heated towel rail, tiled flooring, spot lights to ceiling, airing cupboard, double glazed skylight window.

Reduced head height in some areas

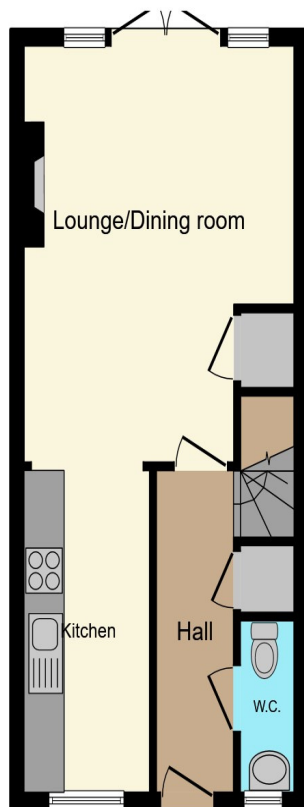
## Rear Garden

A pleasant rear garden perfect for entertaining with patio area, lawns beyond, lovely summerhouse with power and lighting, currently used as an entertaining room and storage room to the side. Fencing to borders.

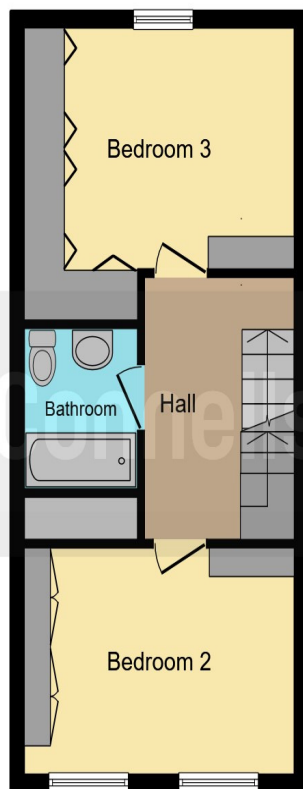
## Garage

The garage is situated in the parking area to the rear with secure gated access, the garage has up and over door with parking space to the front.

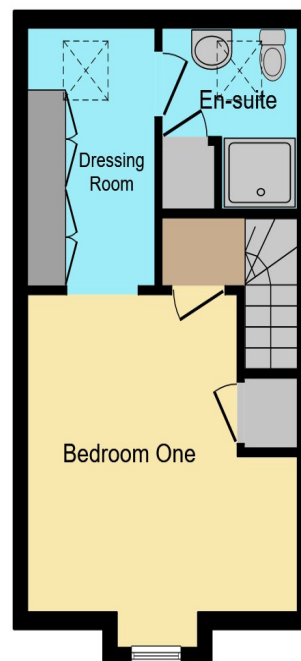




**Ground Floor**



**First Floor**



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

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Property Ref: HSW315207 - 0008

Tenure:Freehold EPC Rating: C

Council Tax Band: C

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