

for sale

offers in the region of **£220,000**



Orchard Close Rowley Regis B65 8DB

A well-presented two bedroom home in a convenient location benefiting from solar panels and NO UPWARD CHAIN. Briefly comprising; open plan kitchen/dining room, lounge, utility room, two good size bedrooms, bathroom, rear garden and driveway. With transport links, shops and schools nearby, this recently renovated property is one you do not want to miss!

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Approach

This house is approached via block paved driveway to the front, steps leading down to the front door opening to a small porch.

Porch

Double glazed sliding front door opening to porch with a window facing side elevation.

Entrance Hall

Central heating radiator, stairs to first floor accommodation, obscured window to side elevation, doors leading to;

Lounge

10' 2" max x 10' 11" max (3.10m max x 3.33m max)
Double window to front elevation, central heating radiator.

Kitchen/Dining Room

17' 6" max x 10' 4" max (5.33m max x 3.15m max)
Fitted with a range of wall and base units, sink and drainer, space for appliances, space for dining table and chairs, integrated oven and hob, access to pantry/storage cupboard, extractor fan, central heating radiator, double glazed sliding doors opening to garden.

Vestibule

15' 7" max x 9' 2" max (4.75m max x 2.79m max)
Door leading to front, door leading to rear garden, door in to utility room.

Utility Room

8' 3" x 6' 8" (2.51m x 2.03m)
Window to rear elevation, plumbing for washing machine, space for appliances.

First Floor Landing

Obscured window to side elevation, doors leading to;



Bedroom One

17' 3" into recess x 8' 9" (5.26m into recess x 2.67m)

Two double glazed windows to front elevation, wardrobe/storage space, central heating radiator.

Bedroom Two

10' 4" max x 10' 2" max (3.15m max x 3.10m max)

Double glazed window to rear elevation with far reaching views, central heating radiator.

Bathroom

Comprising: bath with shower over, low level w.c, wash hand basin, heated towel rail, double glazed obscured window to rear elevation.

Rear Garden

A private and secluded garden with patio area, steps leading down to lawn, mature trees, timber shed and a door to access utility.





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: HSW315222 - 0004

Tenure: Freehold

EPC Rating: B

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