

for sale

offers in the region of **£180,000**



Woolpack Close Rowley Regis B65 8HY

Ideal for first time buyers, this well-presented two bedroom home is conveniently located for shops, schools and transport links. Briefly comprising: porch, lounge, breakfast kitchen, two bedrooms, bathroom, pleasant rear garden and allocated parking. Viewing is essential to appreciate the accommodation on offer.

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Approach

The property has a small fore garden with gated access to the side, front door opens to porch

Porch

Central heating radiator, storage cupboard and door to lounge

Lounge

14' 9" x 12' 7" inc stairs (4.50m x 3.84m inc stairs)
Double glazed window to front elevation, central heating radiator, electric fire, wood effect flooring

Breakfast Kitchen

12' 7" x 8' 4" (3.84m x 2.54m)
Fitted with a range of wall and base units with work surfaces over, sink and drainer, electric oven with hob and cooker hood over, plumbing for washing machine, space for fridge freezer, tiled flooring, breakfast bar, double glazed door to rear garden, double glazed window to rear elevation

First Floor Landing

Access to loft space and doors leading to:

Bedroom One

12' 8" x 8' 4" (3.86m x 2.54m)
Two double glazed windows to rear elevation with far reaching views, central heating radiator, wood effect flooring

Bedroom Two

12' 8" x 7' 2" plus recess (3.86m x 2.18m plus recess)
Two double glazed windows to front elevation, central heating radiator

Bathroom

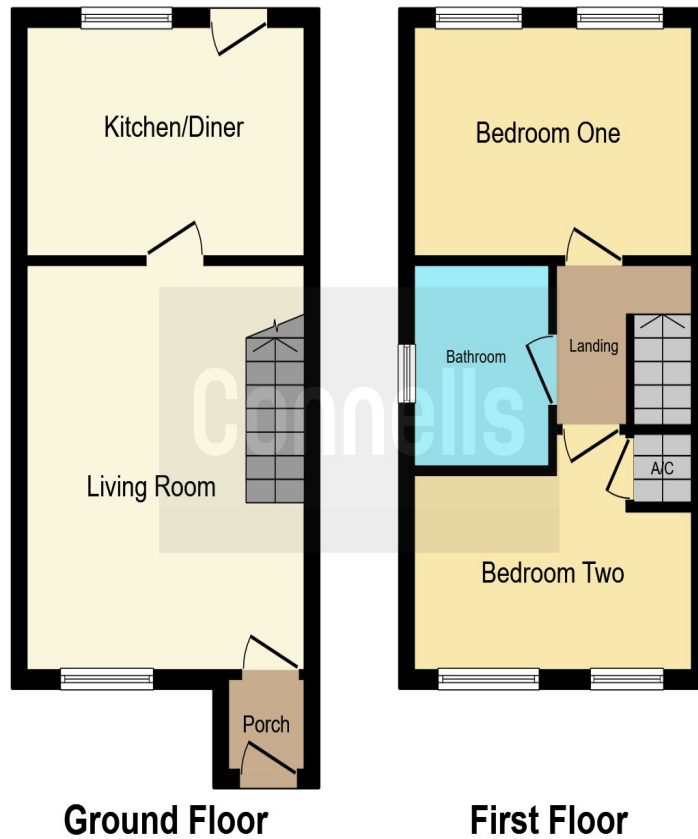
Comprising: bath with shower over, wash hand basin, low level w.c, central heating radiator, part tiling to walls, double glazed obscured window to side elevation



Rear Garden

A pleasant rear garden with decked patio, outside tap, gate to shared front access, pebbled garden and fencing to borders





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: HSW315272 - 0003

Tenure: Freehold

EPC Rating: C

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