

for sale

offers in the region of **£255,000**



Stanford Drive ROWLEY REGIS B65 9BP

A well-presented and deceptively spacious three bedroom family home in a popular and convenient location. Offered for sale with NO UPWARD CHAIN, the property briefly comprises: hallway re-fitted kitchen, lounge, conservatory, w.c, integral garage, three good sized bedrooms, bathroom, driveway and pleasant rear garden.

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Approach

The property has a driveway to the front with gate to side pathway. Door opens to hallway

Hallway

Stairs to first floor accommodation, Ash wooden flooring, storage cupboard, central heating radiator and doors leading to:

Re-Fitted Kitchen

13' 3" max x 8' 5" (4.04m max x 2.57m)

Fitted with a range of wall and base units with solid Oak 'butchers block' work surfaces over, induction hob and extractor over, integrated double oven, one and half bowl sink and drainer, central heating boiler, Ash wooden flooring, central heating radiator, double glazed window to front elevation

Lounge

16' 8" x 11' 4" (5.08m x 3.45m)

Double glazed patio doors to conservatory, coving to ceiling, central heating radiator, two ceiling light points

Conservatory

14' 7" x 7' 2" (4.45m x 2.18m)

Double glazed windows to rear and side elevation, tiled flooring, double glazed door to rear garden

W.C

Low level w.c, wood panelling, wash hand basin

First Floor Landing

Access to boarded loft space with shelving to the eaves, airing cupboard and doors leading to:

Bedroom One

16' 11" max x 11' 1" (5.16m max x 3.38m)

Double glazed window to rear elevation, central heating radiator

Bedroom Two

9' 6" x 9' 1" (2.90m x 2.77m)

Double glazed window to front elevation, central heating radiator



Bedroom Three

9' 9" x 7' 1" (2.97m x 2.16m)

Double glazed window to front elevation, central heating radiator, engineered Oak flooring.

Bathroom

Comprising: double shower cubicle, low level w.c, wash hand basin, tiling to walls, double glazed obscured window to side elevation, central heating radiator, coving to ceiling

Rear Garden

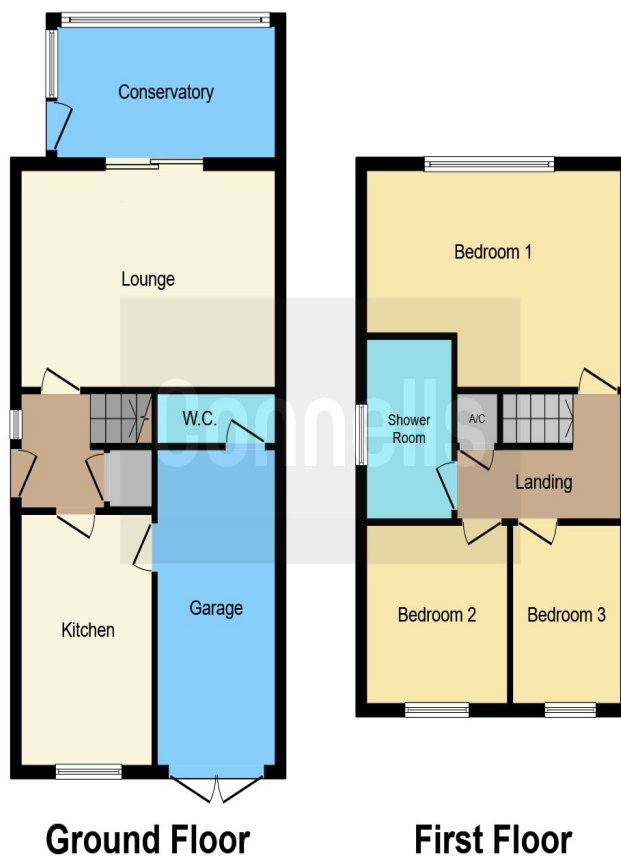
A low maintenance rear garden with patio area, fencing to borders, summerhouse, gate to front access

Garage

16' 4" x 8' (4.98m x 2.44m)

Double doors to front, plumbing for washing machine, tap, door to w.c





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: HSW315196 - 0005

Tenure: Freehold

EPC Rating: C

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