

for sale

offers in the region of **£200,000**



Hanover Road Rowley Regis B65 9EJ

A fabulous three bedroom semi-detached family home occupying a good sized plot in a popular location, offered for sale with NO UPWARD CHAIN. The property briefly comprises; hallway, lounge, dining room, kitchen, sun-room, downstairs w.c, three good sized bedrooms to the first floor, family bathroom, rear garden, garage and driveway. Viewing is highly recommended.

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Approach

The property is located on a good sized plot with gated access, a good sized block paved driveway, lawned area with flower bed and shrubs, up and over door access to garage, door to sunroom, steps to storm porch and front door to opens to hallway.

Entrance Hall

Spacious hallway with obscured window to front elevation, central heating radiator, stairs to first floor accommodation and doors leading to;

Lounge

13' 3" x 10' 2" max (4.04m x 3.10m max)

Double glazed bay window to front elevation, central heating radiator, gas fire with brick fireplace, coving to ceiling, sliding door leading to dining room.

Kitchen

7' 10" max x 14' 10" max (2.39m max x 4.52m max)

Fitted with a range of wall and base units with work surfaces over, one and a half bowl sink and drainer, electric hob, extractor fan, integrated double oven, plumbing for washing machine, door to built in pantry, part tiling to walls, tiled flooring, central heating radiator, space for appliances, double glazed window to side

elevation, doors leading to dining room and sun room.

Dining Room

11' 2" x 10' 2" max (3.40m x 3.10m max)

Wall mounted gas fire, coving to ceiling, central heating radiator, window to rear elevation.

Sun Room

13' 5" max x 8' 8" (4.09m max x 2.64m)

Space for appliances, cupboards, tiling to floor, windows to side elevation and rear elevation, door leading to front access and doors leading to downstairs w.c and storage cupboard.

Downstairs W.C

Low level w.c and window to rear elevation

First Floor Landing

Double glazed obscured window to side elevation, access to loft space and doors leading to;



Bedroom One

12' 2" max x 11' max (3.71m max x 3.35m max)

Fitted wardrobes, double glazed window to front elevation, central heating radiator, coving to ceiling.

Bedroom Two

9' 1" x 11' 11" (2.77m x 3.63m)

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

Bedroom Three

8' 1" to rear wardrobe x 8' 7" (2.46m to rear wardrobe x 2.62m)

Built in wardrobes, storage cupboard, central heating radiator, coving to ceiling, double glazed window to front elevation.

AGENTS NOTE: Stair bulkhead reduced some floor area.

Shower Room

Comprising; shower cubicle, pedestal wash hand basin, storage cupboard housing central heating boiler, tiling to walls, central heating radiator and double glazed obscured window to rear elevation.

Separate W.C

Comprising: part tiling to walls, low level w.c, obscured window to side elevation.

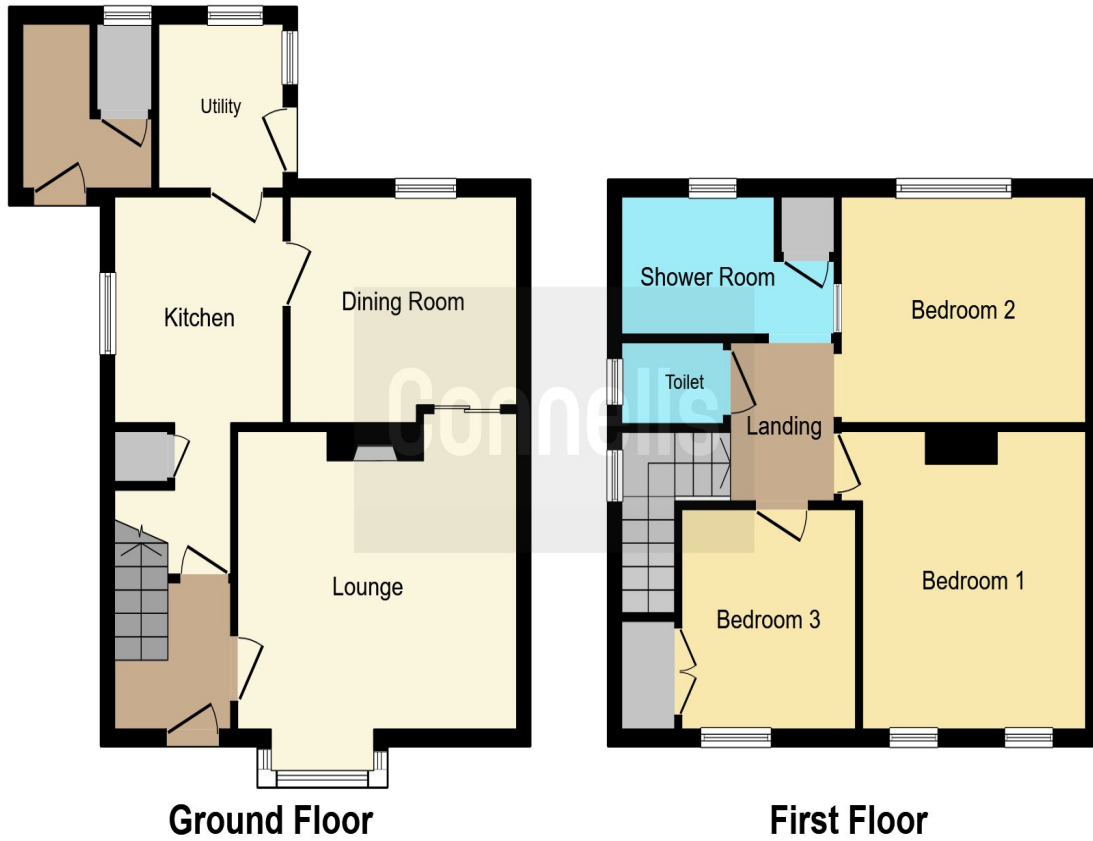
Rear Garden

Enclosed private garden with a sunny aspect, patio area with path leading to rear, lawns to side, flower beds with mature plants and shrubs, outside tap, door leading to garage.

Garage

Up and over door, windows to side elevation, concrete construction, door to rear garden.





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: HSW315002 - 0002

Tenure: Freehold

EPC Rating: C

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