

for sale

offers in the region of **£210,000**



## Newhall Road Rowley Regis B65 9HB

Do not miss out on this three bedroom family home in a popular location benefitting from off road parking, re-fitted bathroom and pleasant rear garden. Contact Connells on 0121 550 6465 to arrange a viewing



# Newhall Road Rowley Regis B65 9HB

## Approach

The property has a driveway to the front with steps leading to porch, pathway to the side to gated rear access.

## Porch

Double glazed window to front and side elevation, tiled flooring, double glazed door to hallway

## Hallway

Wood effect flooring, central heating radiator, stairs to first floor accommodation, door to lounge

## Lounge

14' 3" max x 12' 5" max ( 4.34m max x 3.78m max )  
Double glazed bow window to front elevation, central heating radiator, coving to ceiling, gas fire and surround, door to kitchen

## Kitchen

14' 3" x 6' 9" ( 4.34m x 2.06m )  
Fitted with a range of wall and base units with work surfaces over, sink and drainer, space for fridge freezer, part tiling to walls, plumbing for washing machine, door to pantry, space for cooker, double glazed window to rear elevation and door to study

## Study

7' 5" x 8' 5" ( 2.26m x 2.57m )  
Double glazed window to rear elevation, central heating radiator, range of cupboards. sink with splashback tiling, door to w.c and double glazed door to rear garden

## W.C

Low level w.c, part tiling to walls and central heating boiler

## First Floor Landing

Doors leading to:

## Bedroom One

12' 8" x 8' 11" plus wardrobes ( 3.86m x 2.72m plus wardrobes )  
Double glazed window to front elevation, central heating radiator, built in wardrobes



## Bedroom Two

11' 5" x 6' 8" ( 3.48m x 2.03m )

Double glazed window to rear elevation, central heating radiator, access to loft space

## Bedroom Three

9' 7" x 6' 9" ( 2.92m x 2.06m )

Double glazed window to front elevation, central heating radiator

## Re-Fitted Bathroom

Comprising: shower cubicle, bath with mixer shower over, vanity wash hand basin, low level w.c, part tiling to walls, vanity mirror, tiled flooring and double glazed obscured window to rear elevation

## Rear Garden

A pleasant rear garden with patio area, pathway to rear with lawns to the side with planted borders, outside tap, pathway to front gate, greenhouse 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](http://www.focalagent.com)

To view this property please contact Connells on

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Property Ref: HSW315318 - 0006

**Tenure:** Freehold

**EPC Rating:** C

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