

for sale

offers in excess of **£210,000**



St James Avenue ROWLEY REGIS B65 8AH

A well-presented two bedroom home perfect for first time buyers. Situated on a good sized plot at the head of a cul-de-sac the property benefits from garage and off road parking and briefly comprises: porch, lounge, kitchen, two double bedrooms, bathroom and pleasant rear garden. Viewing is highly recommended to appreciate the accommodation on offer.

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Approach

The property is approached via a driveway leading to garage, the neighbours driveway is adjacent but this property benefits from further parking on the paved area to the side. Front door opens to porch.

Porch

Front door opening to porch, cloaks cupboard, central heating radiator and door into lounge

Lounge

12' 6" inc stairs x 11' 8" (3.81m inc stairs x 3.56m)

Double glazed window to the front elevation, central heating radiator, fireplace and door to kitchen

Kitchen

12' 6" x 8' 3" (3.81m x 2.51m)

Double glazed window and door to rear elevation. Radiator. A range of wall and base units. Work surfaces incorporating stainless steel sink unit. Plumbing for automatic washing machine, space for electric cooker. Provision for further domestic appliances.

Landing

Access to loft space with pull down ladders, doors leading to:

Bedroom One

12' 6" x 8' 4" (3.81m x 2.54m)

Two double glazed windows to rear elevation with far reaching views and central heating radiator.

Bedroom Two

11' plus recess x 7' 3" (3.35m plus recess x 2.21m)

Two double glazed windows to front elevation, central heating radiator, fitted mirrored wardrobes, over stairs storage cupboard housing combination boiler.

Bathroom

Double glazed window to side elevation, heated towel rail, panelled bath with shower over, wash hand basin and low level wc.



Rear Garden

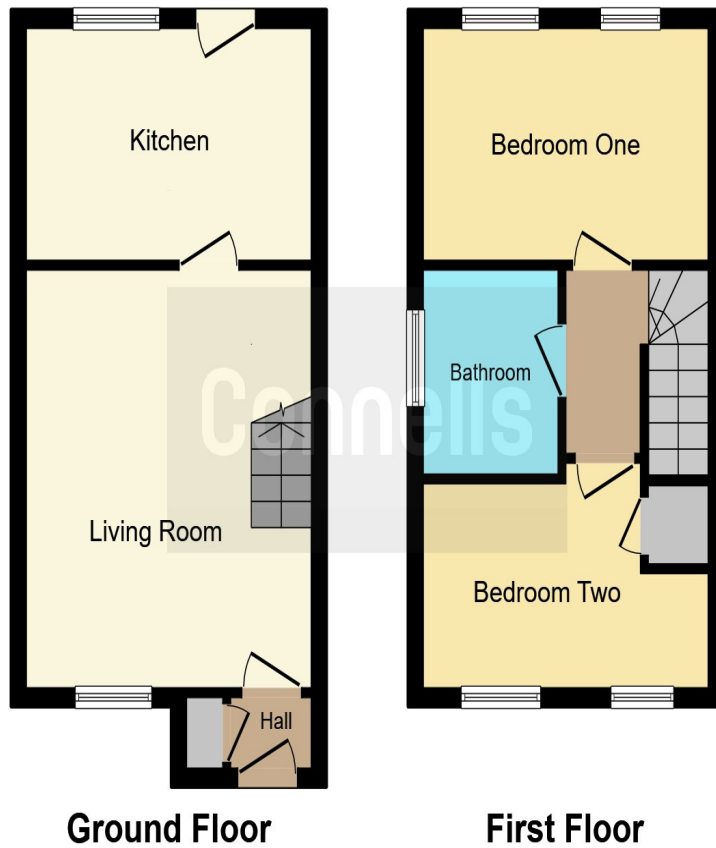
A pleasant rear garden perfect for entertaining with far reaching views, fully enclosed with decking patio area leading to astroturf, large shed/workshop with power and lighting, further garden to side giving space for more decking and up and over door to garage.

Garage

15' x 17' 10" (4.57m x 5.44m)

Up and over door to front and rear, power and lighting, driveway to the front





Ground Floor

First Floor

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Property Ref: HSW315357 - 0004

Tenure: Freehold

EPC Rating: D

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