

for sale

offers in the region of **£175,000**



Beeches Road Rowley Regis B65 0AT

A deceptively spacious two bedroom home in a convenient location, briefly comprising: dining room, lounge, inner hall, kitchen, downstairs w.c, two bedrooms, first floor bathroom and pleasant rear garden. Ideal for first time buyers, this delightful property must be viewed to be appreciated.

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Approach

The property has a walled fore garden with double glazed door opening to dining room

Dining Room

12' 6" max x 13' 8" into bay (3.81m max x 4.17m into bay)

Double glazed bay window to front elevation, central heating radiator, wood effect flooring, coving to ceiling and ceiling rose. Door to cellarette and door to lounge

Lounge

11' 10" x 12' 6" max (3.61m x 3.81m max)

Double glazed window to rear elevation, central heating radiator, coving and ceiling rose, central heating radiator, wood effect flooring, door to stairs and door to inner hall

Inner Hall

Tiled flooring, central heating radiator, door to kitchen and double glazed door to rear garden

Kitchen

9' 7" plus recess x 8' 3" (2.92m plus recess x 2.51m)

Fitted with wall and base units with work surfaces over, sink and drainer, double oven with gas hob over, tiled flooring, plumbing for washing machine, coving to ceiling, double glazed window to side elevation, door to storage

Useful Storage Area

Space for tumble dryer, wood effect flooring, double glazed obscured window to side elevation, door to w.c,

Downstairs W.C

Low level w.c, central heating radiator, double glazed obscured window to side elevation

First Floor

Doors to bedroom one and two



Bedroom One

11' 11" max x 12' 5" (3.63m max x 3.78m)

Double glazed window to rear elevation, storage cupboard with access to loft space, coving to ceiling, central heating radiator and door to landing

Bedroom Two

12' 4" x 11' 11" max (3.76m x 3.63m max)

Double glazed window to front elevation, central heating radiator, coving to ceiling, built in wardrobe

Landing

Archway to storage room with double glazed window to side elevation, door to bathroom

Bathroom

10' 5" max x 8' 3" (3.17m max x 2.51m)

Comprising: corner bath with shower over, wash hand basin, low level w.c, part tiling to walls, central heating radiator, airing cupboard housing central heating boiler, double glazed obscured window to rear elevation

Rear Garden

A pleasant rear garden with pathway leading to the paved patio with lawn beyond, fencing and walls to borders, gate to shared front access, brick built storage





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: HSW315413 - 0003

Tenure: Freehold

EPC Rating: D

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