

for sale

offers in the region of **£270,000**



Mincing Lane Rowley Regis B65 9QF

A beautiful two bedroom semi-detached bungalow in a convenient and popular location. This delightful home briefly comprises: porch, lounge, inner hall, kitchen, conservatory, two bedrooms, bathroom, cupboard, rear garden with gated access to driveway

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Approach

The property has a block paved driveway and a lawn to the right and sliding door to porch. There are double gates to the left side to continue the driveway to the rear.

Porch

Double glazed door to lounge

Lounge

14' 9" max x 12' 7" not into bay (4.50m max x 3.84m not into bay)

Double glazed box bay window to front elevation, central heating radiator, electric fireplace and door to hallway

Inner Hall

Central heating radiator and doors leading to:

Kitchen

11' 2" x 10' 5" (3.40m x 3.17m)

Fitted with a range of wall and base units with work surfaces over, sink and drainer, gas hob, part tiling to walls, space for appliances, double glazed window to rear elevation, central heating radiator, wood effect flooring and door to conservatory

Conservatory

8' 7" x 11' 9" (2.62m x 3.58m)

Double glazed French doors to rear garden, wood effect flooring, plumbing and electrics for appliances.

Bedroom One

11' 5" x 11' 2" not into bay (3.48m x 3.40m not into bay)

Double glazed box bay window to front elevation and central heating radiator.

Bedroom Two

9' 3" max x 9' 5" (2.82m max x 2.87m)

Double glazed window to rear elevation and central heating radiator



Cupboard

6' 8" x 2' 11" (2.03m x 0.89m)

Loft access

Bathroom

Comprising: bath, shower cubicle, pedestal wash hand basin, low level w.c, heated towel rail, double glazed obscured window to rear elevation, wood effect flooring.

Rear Garden

The property benefits from artificial grass lawn with paved patio areas, outside tap, several timber sheds, further parking and a mix of brick and fenced boundaries.





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: HSW315540 - 0004

Tenure: Freehold

EPC Rating: D

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