

for sale

offers in the region of **£185,000**



## Cakemore Road ROWLEY REGIS B65 0RB

A three bedroom traditional terraced home conveniently located for transport links, shops and schools, benefitting from off road parking to the rear, viewing is recommended to appreciate the accommodation on offer. Briefly comprising: two reception rooms, inner hall, kitchen, bathroom, three bedrooms and garden to the rear.



# Cakemore Road ROWLEY REGIS B65 0RB

## Approach

The property has a walled fore garden with front door opening to the front reception room.

## Front Reception Room

11' 11" max x 9' 10" ( 3.63m max x 3.00m )

Double glazed window to front elevation, central heating radiator, coving to ceiling, door to rear reception room

## Rear Reception Room

11' 11" max x 12' ( 3.63m max x 3.66m )

Double glazed window to rear elevation, door to stairs, gas fire with feature surround, central heating radiator, door to cellarette, door to inner hall

## Inner Hall

Wood effect flooring, space for fridge freezer, central heating radiator, double glazed window to side elevation

## Kitchen

9' x 7' 11" ( 2.74m x 2.41m )

Fitted with wall and base units with work surfaces over, sink and drainer, double oven, gas hob with cooker hood over, plumbing for washing machine, central heating radiator, cupboard housing central heating boiler, double glazed window to side elevation, door to bathroom and double glazed door to rear garden

## Bathroom

Comprising: 'P' shaped bath with shower over, vanity unit with wash hand basin and low level w.c, tiled flooring, vanity mirror, double glazed obscured window to side elevation

## First Floor Landing

Doors leading to:

## Bedroom One

12' 2" max x 9' 11" ( 3.71m max x 3.02m )

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





## Bedroom Two

11' 11" x 10' 9" max ( 3.63m x 3.28m max )

Double glazed window to rear elevation, central heating radiator, cupboard with access to loft space, spot lights to ceiling

## Bedroom Three

12' 1" max x 4' 11" ( 3.68m max x 1.50m )

Double glazed window to rear elevation, central heating radiator

## Rear Garden

There is a courtyard garden to the rear with gate to shared rear access, there is a parking area to the rear with a private garden beyond with patio area 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)

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Property Ref: HSW315457 - 0004

Tenure: Freehold EPC Rating: D

Council Tax Band: A

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