

for sale

£230,000



Beeches Road ROWLEY REGIS B65 0BB

A deceptively spacious family home in a convenient location, briefly comprising: lounge, dining room, kitchen, downstairs bathroom, three bedrooms, en-suite, loft room and rear garden. Much improved by the current owners, the property benefits from a re-fitted kitchen and bathroom and must be viewed to be appreciated.

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Approach

The property has a walled fore garden with double glazed door opening to lounge and gated door to shared access at the side

Lounge

11' x 12' 10" (3.35m x 3.91m)

Double glazed window to front elevation, central heating radiator, wood effect flooring.

Dining Room

12' x 12' 10" (3.66m x 3.91m)

Double glazed window to rear elevation, central heating radiator, wood effect flooring, coving to ceiling and under stairs storage.

Inner Hall

Tilled walls and flooring, door to rear garden

Re-Fitted Kitchen

19' 8" x 7' 7" (5.99m x 2.31m)

Re-fitted kitchen with a range of wall and base units, gas hob, sink and drainer, space and plumbing for appliances. Part tiling to walls and loft access.

Re-Fitted Bathroom

Tilled walls and floor, vanity wash hand basin and w.c, shower cubicle, heated towel rail, an array of storage cabinets and a double glazed obscured window to rear elevation.

First Floor Landing

Doors leading to:

Bedroom One

14' 5" x 9' 9" (4.39m x 2.97m)

Central heating radiator, double glazed window to front elevation.

Bedroom Two

10' 10" x 12' 10" (3.30m x 3.91m)

Central heating radiator, double glazed window to front elevation, wood effect flooring.

Bedroom Three

12' x 8' 10" (3.66m x 2.69m)

Central heating radiator, double glazed window to rear elevation, wood effect flooring, door to ensuite and door to stairway leading to the loft room.



Ensuite

Tilled walls and floor, low level w.c, vanity wash hand basin, shower cubicle, heated towel rail and a double glazed obscure window to rear elevation.

Loft Room

23' 1" max x 14' 6" max (7.04m max x 4.42m max)

Three double glazed skylights and wood effect flooring, reduced head height.

Rear Garden

Fence and brick enclosed garden, outdoor tap, patio area with two timber sheds and artificial grass to the rear. gate to shared side access that leads to the front of the property.





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: HSW315579 - 0004

Tenure: Freehold EPC Rating: D

Council Tax Band: A

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