

for sale

offers in the region of **£225,000**



## Doulton Road ROWLEY REGIS B65 8JW

A stunning two bedroom semi-detached home in a convenient location benefitting from the remaining NHBC warranty. Briefly comprising: hallway, lounge, breakfast kitchen, downstairs w.c, two good sized bedrooms, bathroom, pleasant rear garden and off road parking. Ideal for first time buyers and downsizers, viewing is essential to appreciate the accommodation on offer.



# Doulton Road ROWLEY REGIS B65 8JW

## Approach

The property has a driveway to the front with gate to rear access and front door opens to hallway

## Hallway

Stairs to first floor accommodation, central heating radiator, door to lounge

## Lounge

13' 7" plus bay x 10' 2" ( 4.14m plus bay x 3.10m )

Double glazed box bay window to front elevation, central heating radiator, wood effect flooring, door to kitchen

## Breakfast Kitchen

13' 4" x 11' 11" max ( 4.06m x 3.63m max )

Fitted with a range of wall and base units with work surfaces over, one and half sink and drainer, gas hob with extractor over, integrated oven, plumbing for washing machine, space for fridge freezer, integrated dishwasher, door to under stairs cupboard, space for table and chairs, door to w.c, double glazed window to rear elevation and double glazed French doors opening to the rear garden

## Downstairs W.C

Low level w.c, wash hand basin, part tiling to walls, double glazed obscured window to side elevation

## First Floor Landing

Access to part boarded loft with pull down ladders, doors leading to:

## Bedroom One

13' 5" max x 8' 8" max ( 4.09m max x 2.64m max )

Double glazed window to front elevation, central heating radiator, cupboard housing central heating boiler

## Bedroom Two

13' 4" x 11' 7" max ( 4.06m x 3.53m max )

Double glazed window to rear elevation, central heating radiator, built in storage cupboard

## Bathroom

Comprising: bath with shower over, low level w.c, wash hand basin, part tiling to walls, central heating radiator, double glazed obscured window to side elevation

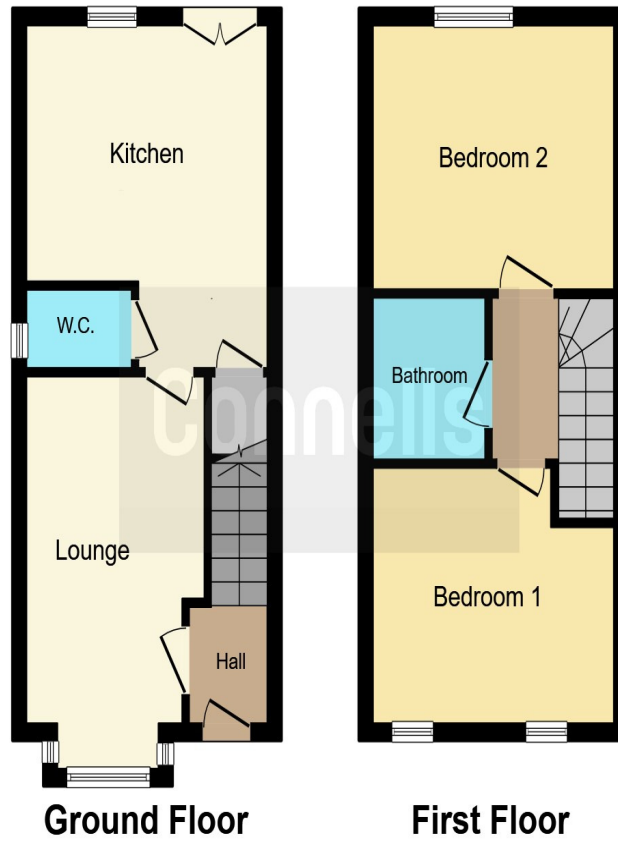




## Rear Garden

A pleasant rear garden perfect for entertaining with patio area, lawns beyond, mature plants and shrubs, fencing to borders, outside tap, timber shed and gate to front access





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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10 Hagley Road  
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Property Ref: HSW315643 - 0003

**Tenure:** Freehold

**EPC Rating:** B

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