

for sale

offers in excess of **£200,000**



## Church Walk Rowley Regis B65 9DX

Offered for sale with NO UPWARD CHAIN, this three bedroom family home benefits from off road parking to the rear, re-fitted kitchen and is ideal for first time buyers. Conveniently located the property briefly comprises: porch, hallway, through lounge/dining room, kitchen, three bedrooms, shower room with separate w.c, rear garden and off road parking. Viewing highly recommended

# Church Walk Rowley Regis B65 9DX

## Approach

The property has off road parking to the rear with gate to rear garden. Pedestrianised walkways lead to the front of the property with gated front garden, pathway leads to front door, opening to porch

## Porch

Double glazed windows to front and side elevation, door to hallway

## Hallway

Storage cupboard, central heating radiator, stairs to first floor and door to lounge

## Through Lounge/Dining Room

21' 1" x 10' 5" ( 6.43m x 3.17m )

Double glazed window to front elevation, two central heating radiators door to kitchen and double glazed French doors opening to the rear garden

## Re-Fitted Kitchen

14' 5" x 8' 1" max ( 4.39m x 2.46m max )

Fitted with a range of wall and base units with work surfaces over, gas hob with extractor, integrated oven, part tiled walls, space for fridge freezer, plumbing for washing machine, storage cupboard, double glazed door to rear garden.

## First Floor Landing

Cupboard housing central heating boiler, access to loft space and doors leading to:

## Bedroom One

12' 1" x 10' 6" plus recess ( 3.68m x 3.20m plus recess )

Double glazed window to rear elevation, central heating radiator

## Bedroom Two

9' 9" x 7' 11" plus recess ( 2.97m x 2.41m plus recess )

Double glazed window to front elevation, central heating radiator

## Bedroom Three

10' 7" x 6' 9" max ( 3.23m x 2.06m max )

Double glazed window to front elevation, central heating radiator, cupboard over stair bulkhead



## Shower Room

Comprising: shower cubicle, part tiling to walls, wash hand basin, central heating radiator, double glazed obscured window to rear elevation

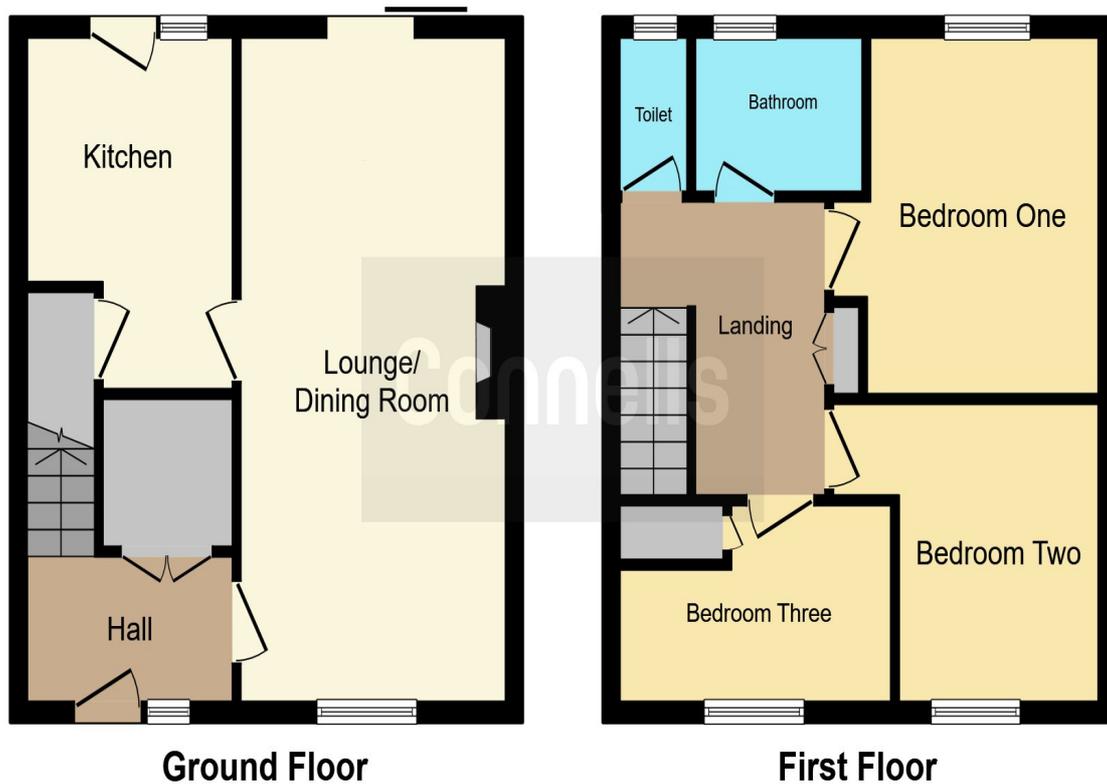
## W.C

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

## Rear Garden

A decked patio area with gate to rear parking, 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](http://www.focalagent.com)

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Property Ref: HSW315646 - 0002

**Tenure:** Freehold

**EPC Rating:** C

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