

for sale

offers over **£145,000**



Dovey Grove Rowley Regis B65 8BT

A well-presented two bedroom maisonette in a quiet courtyard location close to local amenities. Briefly comprising: lounge, kitchen, downstairs W.C, two bedrooms, bathroom and allocated parking space to rear. Ideal for first time buyers, viewing is highly recommended.

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Approach

There is allocated parking to the rear of the property, block paving leading to front door.

Entrance Hall

Double glazed front door, central heating radiator, stairs to first floor accommodation and doors leading to:

Downstairs W.C

Obscured double glazed window to front elevation, low level W.C, hand wash basin with splash back. Central heating radiator.

Bedroom Two

13' 1" To front of wardrobe x 9' 6" Maximum (3.99m To front of wardrobe x 2.90m Maximum)

Carpeted bedroom, double glazed window to rear elevation, mirrored fitted wardrobe, central heating radiator.

Landing

Double glazed window to rear elevation, central heating radiator, doors leading to:

Bedroom One

11' 11" Maximum x 11' 7" To front of wardrobe (3.63m Maximum x 3.53m To front of wardrobe)

Carpeted bedroom, double glazed window to front elevation, central heating radiator, loft access, fitted wardrobe, door to storage.

Bathroom

Obscured double glazed window to rear elevation, low level W,C, hand wash basin with storage cabinet above, part tiling to walls, bath with shower over, central heating radiator, wood effect flooring.

Lounge

18' 7" Maximum x 14' 1" Maximum (5.66m Maximum x 4.29m Maximum)

Carpeted lounge, two central heating radiators, double glazed window to front elevation, door leading to:



Kitchen

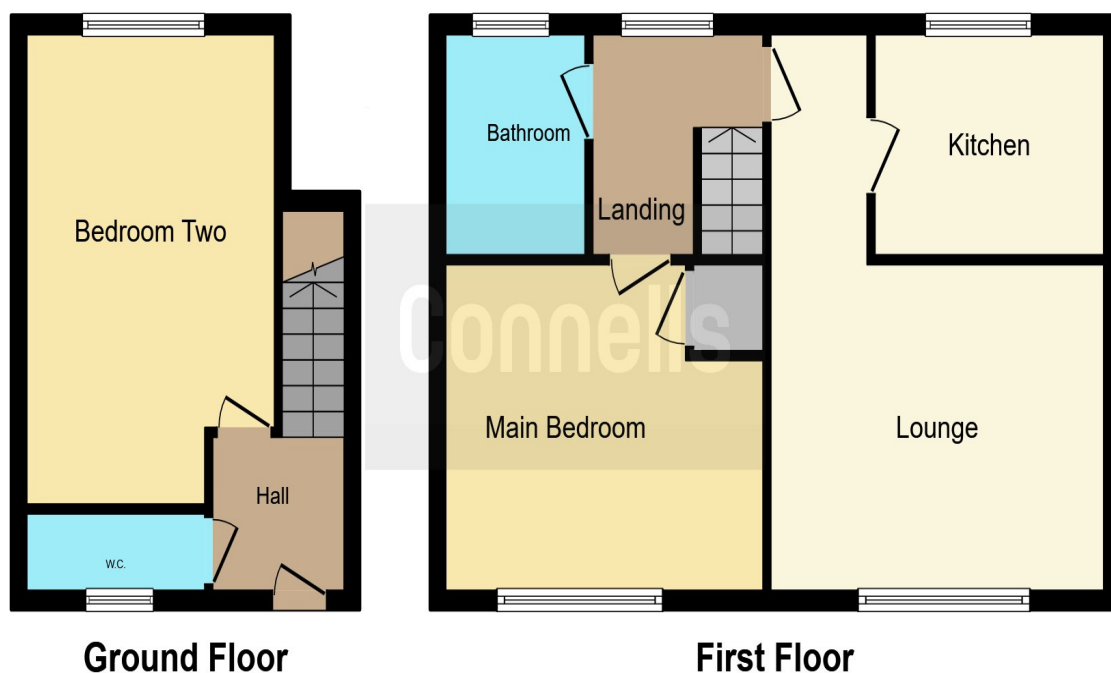
7' 6" Maximum x 9' 10" Maximum (2.29m Maximum x 3.00m Maximum)

Fitted with a range of wall and base units with work surfaces over, one and a half sink and drainer, gas hob, cooker hood over, with integrated oven. Space for appliances, central heating boiler. Double glazed window to rear elevation.

Tenure

The property is Leasehold





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

To view this property please contact Connells on

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10 Hagley Road
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Property Ref: HSW315795 - 0003

Tenure: Leasehold

EPC Rating: C

view this property online connells.co.uk/Property/HSW315795

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2005. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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