

for sale

offers in the region of **£230,000**



## Avenue Road Rowley Regis B65 0LR

This traditional three bedroom family home is located in a sought after location, close to Rowley Regis train station, shops and other amenities. Briefly comprising: inner hall, dining room, cellarette, lounge, kitchen, family bathroom, separate W.C, three bedrooms, upstairs W.C, rear garden. Viewing is essential to appreciate the size and quality of accommodation on offer.



# Avenue Road Rowley Regis B65 0LR

## Approach

Walled fore garden with gate, pathway leading to front door opening into lounge, shared side access with double glazed door leading to inner hall.

## Inner Hall

Tiled floor, plumbing and space for appliances, double glazed door to rear garden.

## Dining Room

11' 4" max x 12' 11" max ( 3.45m max x 3.94m max )

Wood effect flooring, central heating radiator, double glazed window to rear elevation, door leading to:

## Cellarette

Providing useful storage

## Lounge

11' 11" plus bay x 11' 4" max ( 3.63m plus bay x 3.45m max )

Double glazed bay window to front elevation, central heating radiator, double glazed front door to front elevation.

## Kitchen

7' 7" max x 10' 5" max ( 2.31m max x 3.17m max )

Fitted with a range of wall and base units with work surfaces over, sink and drainer, electric hob with oven, cooker hood, part tiling to walls, tiled floor, central heating radiator, double glazed window to side elevation.

## Family Bathroom

Tiled floor, bath with shower over, storage cupboard, double glazed obscured window to rear elevation, pedestal wash hand basin, part tiling to walls.

## Separate W.C

Tiled floor, part tiling to walls, wash hand basin, low level W.C, double glazed obscured window to side elevation

## First Floor Landing

Doors to bedroom one, bedroom two and W.C, stairs to second floor accommodation.





## Bedroom One

11' 11" max x 11' 3" max ( 3.63m max x 3.43m max )

Double glazed window to front elevation, central heating radiator.

## Bedroom Two

11' 4" max x 10' 1" max ( 3.45m max x 3.07m max )

Double glazed window to rear elevation, central heating radiator.

## W.C

Double glazed obscured window to side elevation, wash hand basin, tiled splashback, low level W.C

## Bedroom Three

17' 4" max x 8' 1" max ( 5.28m max x 2.46m max )

Two storage cupboards, central heating radiator, double glazed window to rear elevation.

Agents Comment: Reduced head height in areas due to eaves.

## Rear Garden

A pleasant rear garden with shared side access, block paved area leading to patio area, steps down to lawn, brick and fence enclosed, outside tap.





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: HSW315822 - 0002

Tenure: Freehold    EPC Rating: E

Council Tax Band: A

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