

for sale

offers in the region of **£300,000**



Woodnorton Road Rowley Regis B65 0QZ

A recently refurbished three bedroom traditional semi-detached home in a convenient and popular location. Offered for sale with NO UPWARD CHAIN, the property benefits from a good sized garden to the rear and briefly comprises: porch, hallway, two good sized reception rooms, re-fitted kitchen, utility, downstairs w.c, three bedrooms, re-fitted bathroom and driveway to the front. Viewing is highly recommended to appreciate the accommodation on offer.

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Approach

The property has a driveway to the front with walled fore garden and large flower bed, double glazed door opens to porch

Porch

Wood effect flooring, feature wood panelled walls, double glazed door to hallway

Hallway

Stairs to first floor accommodation, wood effect flooring, meter cupboard, central heating radiator and doors leading to:

Dining Room

14' into bay x 11' 6" max (4.27m into bay x 3.51m max)

Double glazed bay window to front elevation, central heating radiator, newly fitted carpet

Lounge

13' 3" x 10' 7" max (4.04m x 3.23m max)

Double glazed French doors opening to the rear garden, central heating radiator, newly fitted carpet

Re-Fitted Kitchen

14' 8" x 6' 9" plus recess (4.47m x 2.06m plus recess)

Fitted with a range of wall and base units with work surfaces over, sink and drainer, integrated oven, gas hob with cooker hood over, space for dishwasher, two central heating radiators, central heating boiler, spot lights to ceiling, double glazed windows to rear and side elevation, double glazed door to rear garden

Utility Room

8' 9" max x 6' 6" max (2.67m max x 1.98m max)

Wall units, work surfaces, space and plumbing for appliances, door to storage, door to w.c

W.C

Low level w.c, wash hand basin, double glazed obscured window to rear elevation

First Floor Landing

Double glazed obscured window to side elevation, loft access, hardwired smoke alarm, doors leading to:



Bedroom One

13' 5" into bay x 10' 9" max (4.09m into bay x 3.28m max)

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

Bedroom Two

13' 4" x 11' max (4.06m x 3.35m max)

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

Bedroom Three

8' 9" max x 6' 9" (2.67m max x 2.06m)

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

Small bulkhead reduces some floor area

Bathroom

Comprising: Panelled bath, shower cubicle, vanity wash hand basin, low level w.c, wood effect flooring, double glazed obscured window to rear elevation,

Rear Garden

A stunning rear garden perfect for families and entertaining, patio area with decked patio, outside tap, outside lighting, large lawn with fencing to borders, gate to the rear opens to further garden area

Useful Store

7' 4" x 7' 1" (2.24m x 2.16m)

Up and over door, door to utility





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: HSW315834 - 0002

Tenure:Freehold EPC Rating: Awaited

Council Tax Band: B

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