

for sale

offers in the region of **£205,000**



## West Street Rowley Regis B65 0DE

A two bedroom semi-detached property situated in a sought after location close to well-respected schools and transport links. Offering two good sized bedrooms and a driveway, it's one you don't want to miss out on. This property is perfect for first time buyers and is offered for sale with NO UPWARD CHAIN. Briefly comprising: driveway, hallway, lounge, kitchen, downstairs W.C, two good sized bedrooms, family shower room and a front and rear garden.



# West Street Rowley Regis B65 0DE

## Approach

The property has a driveway with a pathway leading to the double glazed front door. There is a low wall surrounding a pebbled front garden with plantation corner borders.

## Hallway

Wood effect flooring, central heating radiator, large storage cupboard, stairs to first floor accommodation, doors leading to:

## Lounge

12' 7" x 11' 7" ( 3.84m x 3.53m )

Wood effect flooring, central heating radiator, double glazed window to side elevation, double glazed window to front elevation.

## Kitchen

12' 6" x 8' 6" max ( 3.81m x 2.59m max )

Fitted with a range of wall and base units with work surfaces over, electric hob, integrated oven with extractor fan over, part tiling to walls, space and plumbing for appliances, one and a half sink and drainer, double glazed window to side elevation, double glazed door leading to rear garden.

## Downstairs W.C

Central heating radiator, pedestal wash hand basin, low level W.C, double glazed obscured window to front elevation.

## Landing

New carpet fitted to stairs and landing, doors leading to:

## Bedroom One

12' 7" x 11' 9" ( 3.84m x 3.58m )

Central heating radiator, double glazed window to side elevation, double glazed window to front elevation.

## Bedroom Two

12' 7" x 8' 8" ( 3.84m x 2.64m )

Central heating radiator, loft access, double glazed window to side elevation.





## Shower Room

Central heating radiator, walk in shower, pedestal wash hand basin, part tiling to walls, low level W.C, storage cupboard, extractor fan, double glazed obscured window to front elevation

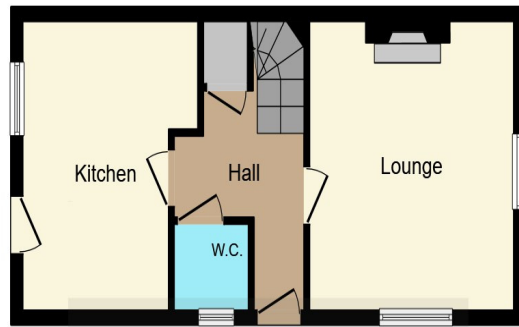
## Rear Garden

A pleasant rear garden perfect for entertaining with slabbed patio, decking area, fencing to borders and side access through gate to front.

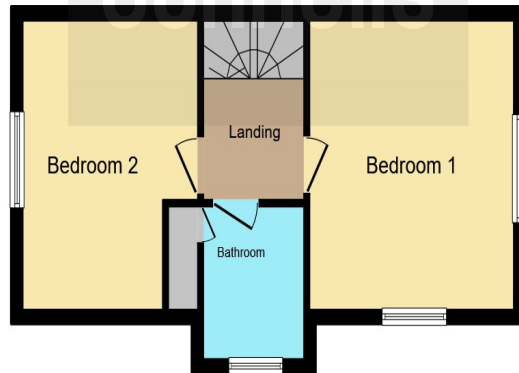
## Boiler

The vendor has advised a new boiler was fitted around a year ago.





**Ground Floor**



**First Floor**

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: HSW315800 - 0003

Tenure:Freehold EPC Rating: Awaited

Council Tax Band: B

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