

for sale

offers in the region of **£240,000**



## Oldbury Road Rowley Regis B65 0NP

Offered for sale with NO UPWARD CHAIN, this three bedroom family home is conveniently located for shops and transport links and benefits from garage and large driveway and good sized garden to the rear. Briefly comprising: hallway, lounge, breakfast kitchen, shower room with separate w.c, three good sized bedrooms and en-suite w.c to master. Viewing is essential to appreciate the accommodation on offer.



# Oldbury Road Rowley Regis B65 0NP

## Approach

Gated access with paved driveway and lawned areas, gate to rear garden, up and over door to garage and front door opens to hallway

## Hallway

Stairs to first floor accommodation, central heating radiator, meter cupboard and door to lounge

## Lounge

14' x 13' 10" max ( 4.27m x 4.22m max )

Double glazed bow window to front elevation, central heating radiator, under stairs cupboard, electric fire with feature surround, coving to ceiling and door to kitchen

## Breakfast Kitchen

12' x 9' 8" max ( 3.66m x 2.95m max )

Fitted with a range of wall and base units with work surfaces over, sink and drainer, space for cooker, wood effect flooring, space for appliances, double glazed windows to rear and side elevation, door to inner hall and door to shower room

## Shower Room

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

## Inner Hall

Central heating radiator, window to side elevation, door to w.c and door to rear garden

## Separate W.C

Low level w.c, central heating radiator, part tiling to walls and window to side elevation



## First Floor Landing

Double glazed window to side elevation, loft access and doors leading to:

### Bedroom One

12' plus wardrobes x 10' 10" max ( 3.66m plus wardrobes x 3.30m max )

Double glazed window to front elevation, fitted wardrobes, central heating radiator, door to w.c

### En-Suite W.C

Low level w.c, vanity wash hand basin, storage cupboard and double glazed obscured window to front elevation

### Bedroom Two

13' 3" x 9' 4" max ( 4.04m x 2.84m max )

Double glazed window to rear elevation, central heating radiator, fitted wardrobes

### Bedroom Three

9' 9" x 7' 5" ( 2.97m x 2.26m )

Double glazed window to rear elevation, central heating radiator, central heating boiler

## Garage

Up and over doors to front and rear

## Rear Garden

A pleasant and spacious rear garden with patio area and lawns beyond, workshop, gate to further patio with access to garage and gate to front access. Walled and fenced borders, mature trees and shrubs.







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)

To view this property please contact Connells on

**T 0121 550 6465**  
**E [halesowen@connells.co.uk](mailto:halesowen@connells.co.uk)**

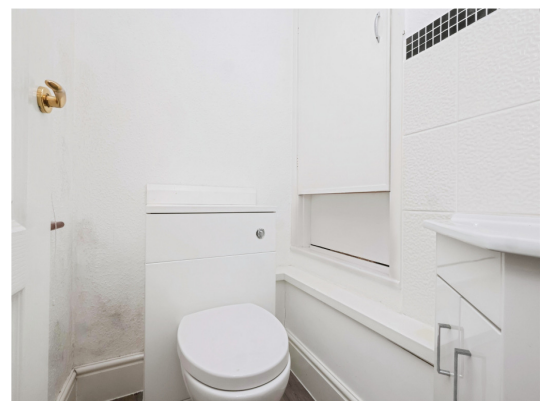
10 Hagley Road  
 HALESOWEN B63 4RG

Property Ref: HSW315871 - 0002

Tenure: Freehold EPC Rating: D

Council Tax Band: B

**view this property online [connells.co.uk/Property/HSW315871](http://connells.co.uk/Property/HSW315871)**



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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

see all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)