

for sale

offers in the region of **£200,000**



## Hawes Lane Rowley Regis B65 9AF

A three bedroom end terrace property situated in a popular and convenient location, close to shops and other local amenities. Perfect for first time buyers looking to move to the Rowley Regis area. Briefly comprising: porch, entrance hall, downstairs W.C, lounge/dining room, kitchen, three bedrooms, family bathroom, pleasant front and rear garden.



# Hawes Lane Rowley Regis B65 9AF

## Approach

The property has a pleasant front garden with a planted edge, path to double glazed porch doors.

## Porch

Double glazed door leading to:

## Entrance Hall

Wood effect flooring, stairs up to first floor accommodation, storage cupboard, door to:

## Downstairs W.C

Wood effect flooring, low level W.C, wash hand basin, double glazed obscured window to front elevation.

## Lounge/Dining Room

23' 6" x 11' 1" max ( 7.16m x 3.38m max )

Covings to ceiling, space for dining table, double glazed bow window to front elevation, double glazed French doors opening up to rear garden, fireplace.

## Kitchen

10' 4" x 7' 8" plus recess ( 3.15m x 2.34m plus recess )

Fitted with a range of wall and base units, oven with gas hob and grill, sink and drainer, part tiling to walls, space and plumbing for appliances, ceiling fan, double glazed window to rear elevation, double glazed door leading to rear garden.

## Landing

Loft access, storage cupboard, doors leading to:

## Bedroom One

12' 5" x 8' 8" to front of wardrobe ( 3.78m x 2.64m to front of wardrobe )

Large fitted wardrobes, covings to ceiling, double glazed window to front elevation

## Bedroom Two

10' 8" max x 10' 5" max ( 3.25m max x 3.17m max )

Double glazed window to rear elevation, covings to ceiling.

## Bedroom Three

8' 11" x 7' 6" ( 2.72m x 2.29m )

Double glazed window to front elevation, covings to ceiling.





## Family Bathroom

Storage cupboard, bath with shower over, pedestal wash hand basin, tiled splashback, low level W.C, part tiling to walls, double glazed obscured window to rear elevation.

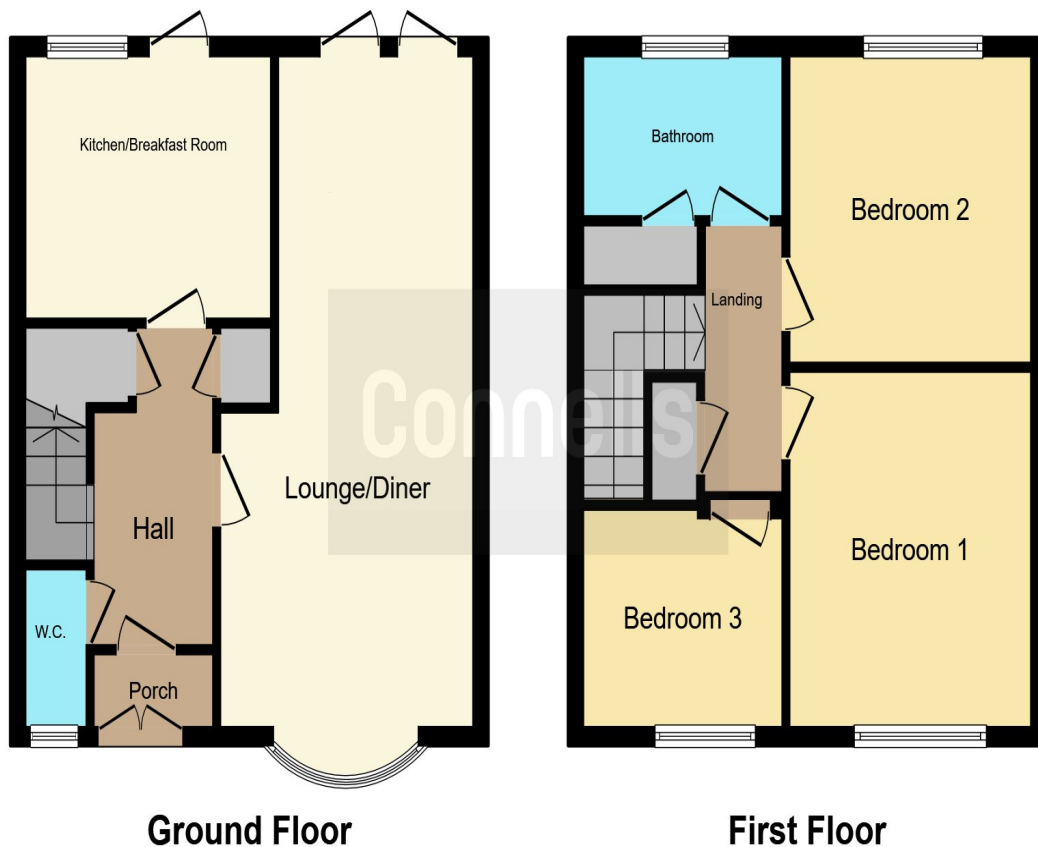
## Pleasant Rear Garden

A pleasant rear garden with patio area to front, lawn beyond, planted borders, outside tap, brick storage, gated rear access.

## Listers Remarks

The property has warm air floe heating and the system has been serviced every 12 months in February.





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

10 Hagley Road  
 HALESOWEN B63 4RG

Property Ref: HSW315869 - 0006

Tenure:Freehold EPC Rating: D

Council Tax Band: B

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