

for sale

offers over **£240,000**



The Grove Rowley Regis B65 8AX

A three bedroom family home situated in a convenient location close to local amenities and transport links. Benefitting from NO UPWARD CHAIN and plenty of potential, this property must be viewed to appreciate the accommodation on offer.

Briefly comprising: Porch, entrance hall, lounge, kitchen, dining room, sun room, three bedrooms, bathroom, rear garden and off road parking.

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Approach

The property is approached via a pebbled driveway with pathway leading to the entrance porch

Porch

Double glazed windows, door to hallway

Hallway

Stairs to first floor landing and doors leading to:

Lounge

14' 3" x 10' 2" Max (4.34m x 3.10m Max)

Double glazed window to front elevation, gas fire, central heating radiator, double glazed door to sun room and door to kitchen

Kitchen

12' 3" max x 8' 5" max (3.73m max x 2.57m max)

A fitted kitchen with a range of wall and base units with work surfaces over, sink and drainer, space for cooker, plumbing for dishwasher, storage cupboard having plumbing for washing machine, double glazed window to rear elevation and door giving access to rear garden.

Sun Room

9' 3" x 6' (2.82m x 1.83m)

Double glazed patio door giving access to rear garden and central heating radiator.

Dining Room

12' 3" x 9' 11" max (3.73m x 3.02m max)

Double glazed window to front elevation and central heating radiator.

W.C

Low level WC, central heating radiator and window to rear elevation

First Floor Landing

Having doors leading to:

Bedroom One

14' 5" x 9' 7" plus wardrobes (4.39m x 2.92m plus wardrobes)

Double glazed windows to front and rear elevations, central heating radiator and built in wardrobes.



Bedroom Two

10' max x 11' 2" (3.05m max x 3.40m)

Double glazed window to front elevation, built in wardrobes and central heating radiator.

Bedroom Three

9' 4" x 8' 2" (2.84m x 2.49m)

Double glazed window to rear elevation and central heating radiator.

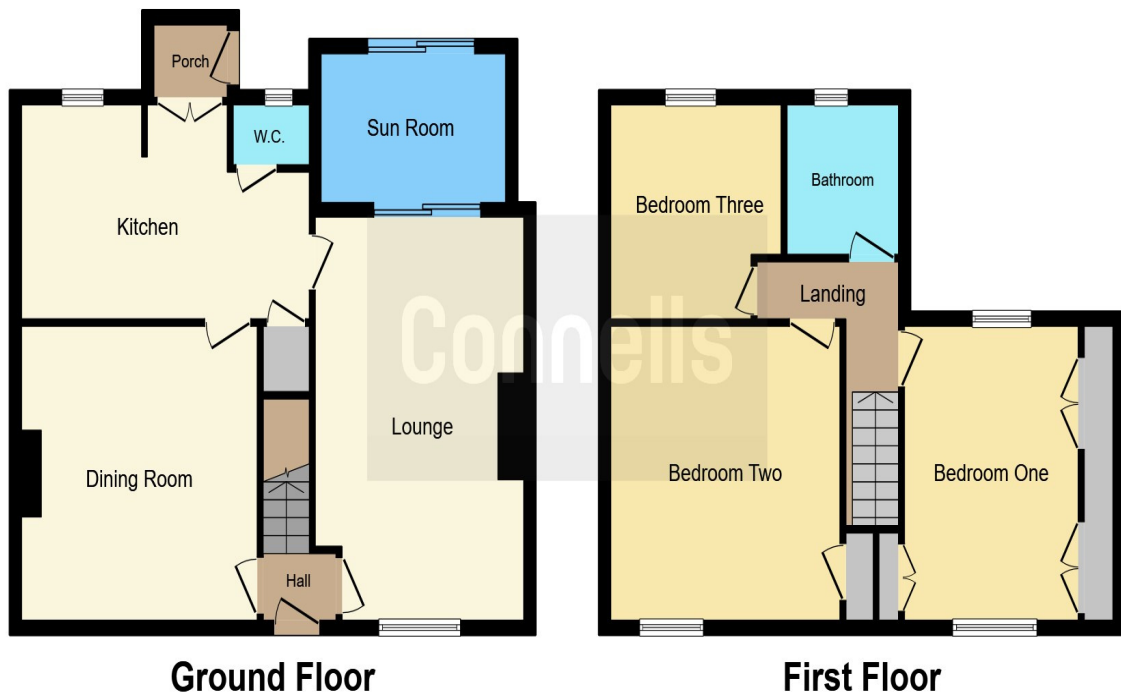
Bathroom

Double glazed window to front elevation, central heating radiator, bath with shower over, wash hand basin, low level WC, extractor fan and part tiling.

Rear Garden

Gate to front access, fencing to borders, large storage space.





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: HSW315708 - 0008

Tenure: Freehold EPC Rating: D

Council Tax Band: A

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