

for sale

offers in the region of **£160,000**



Powke Lane Rowley Regis B65 0AE

Conveniently located, this deceptively spacious two bedroom mid-terraced property benefits from bathroom and shower room, two reception rooms, kitchen and utility and pleasant garden to the rear. Contact Connells on 0121 550 6465 to arrange a viewing

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Approach

The property is approached via steps leading to fore garden with front door to lounge. Further door opens to shared entry which leads to further door opening to kitchen

Lounge

11' 11" max x 12' (3.63m max x 3.66m)

Double glazed window to front elevation, fireplace, central heating radiator, inner lobby with door to storage cupboard

Dining Room

11' 9" x 11' 1" max (3.58m x 3.38m max)

Window to rear elevation, central heating radiator, fireplace, door to stairs leading to first floor accommodation

Kitchen

9' 10" x 6' 9" max (3.00m x 2.06m max)

Fitted with a range of wall and base units with work surfaces over, sink and drainer, part tiling to walls, plumbing for dishwasher, space for appliances, central heating radiator, breakfast bar, window to side elevation, door to entry and door to utility

Utility

9' 5" x 7' 1" max (2.87m x 2.16m max)

Work surfaces with space for appliances, plumbing for washing machine, central heating radiator, door to rear garden, central heating boiler and door to shower room

Shower Room

Comprising shower cubicle, wash hand basin, low level w.c, heated towel rail, central heating radiator and window to rear elevation

First Floor Landing

With doors leading to:

Bedroom One

12' max x 12' (3.66m max x 3.66m)

Double glazed window to front elevation, coving to ceiling and central heating radiator

Bedroom Two

11' 10" into recess x 10' 1" (3.61m into recess x 3.07m)

Window to rear elevation, central heating radiator, cupboard with access to loft space



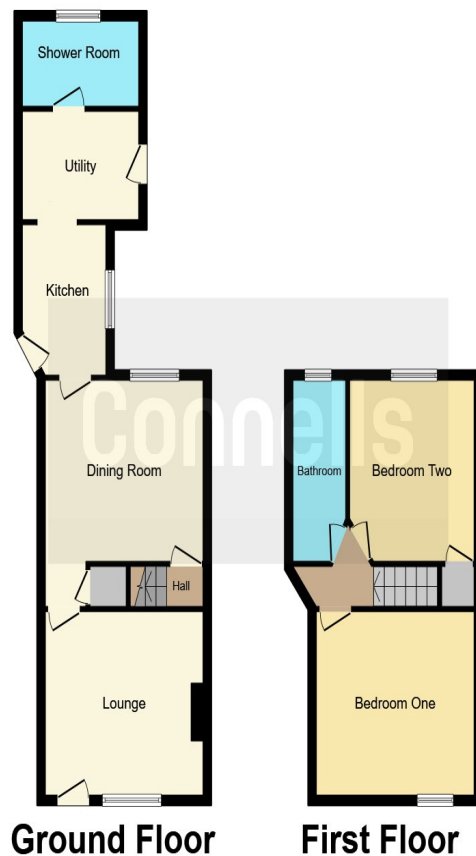
Family Bathroom

Comprising: panelled bath, wash hand basin, low level w.c, part tiling to walls, central heating radiator, storage cupboard and obscured window to rear elevation

Rear Garden

A pleasant rear garden perfect for families and entertaining with patio area, artificial lawn, fencing to borders





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

To view this property please contact Connells on

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Property Ref: HSW316110 - 0002

Tenure:Freehold EPC Rating: D

Council Tax Band: A

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