

for sale

offers in the region of **£200,000**



Dudhill Road Rowley Regis B65 8HS

Conveniently located, this three bedroom family home is close to shops, schools and transport links and benefits from a driveway to the front and briefly comprises: entrance porch, hallway, open plan lounge/dining room, kitchen, sun room, first floor landing, three bedrooms, bathroom, rear garden and driveway. Viewing recommended

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Approach

The property has a block paved driveway with gates to the front, planted areas and double glaze door opens to porch

Porch

Double glazed windows to side elevation, tiled flooring, door to inner hall

Hallway

Stairs to first floor accommodation, central heating radiator, storage cupboard and doors leading to:

Lounge/Dining Room

21' 3" x 10' 6" (6.48m x 3.20m)

Double glazed bow window to front elevation, double glazed patio doors to rear garden, wood flooring, coving to ceiling

Kitchen

10' 5" x 7' 11" (3.17m x 2.41m)

Fitted with a range of wall and base units with work surfaces over, one and half bowl sink and drainer, plumbing for washing machine, space for cooker with extractor over, storage cupboard, space for fridge freezer, door to sun room

Sun Room

10' x 6' 9" (3.05m x 2.06m)

Double glazed windows to side and rear elevation, French doors to rear garden, tiled flooring

First Floor Landing

Loft access, airing cupboard and doors leading to:

Bedroom One

13' 1" x 9' 6" (3.99m x 2.90m)

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

Bedroom Two

10' 1" x 9' 3" max (3.07m x 2.82m max)

Double glazed window to rear elevation, central heating radiator

Bedroom Three

8' 9" x 7' 2" plus recess (2.67m x 2.18m plus recess)

Double glazed window to front elevation, central heating radiator



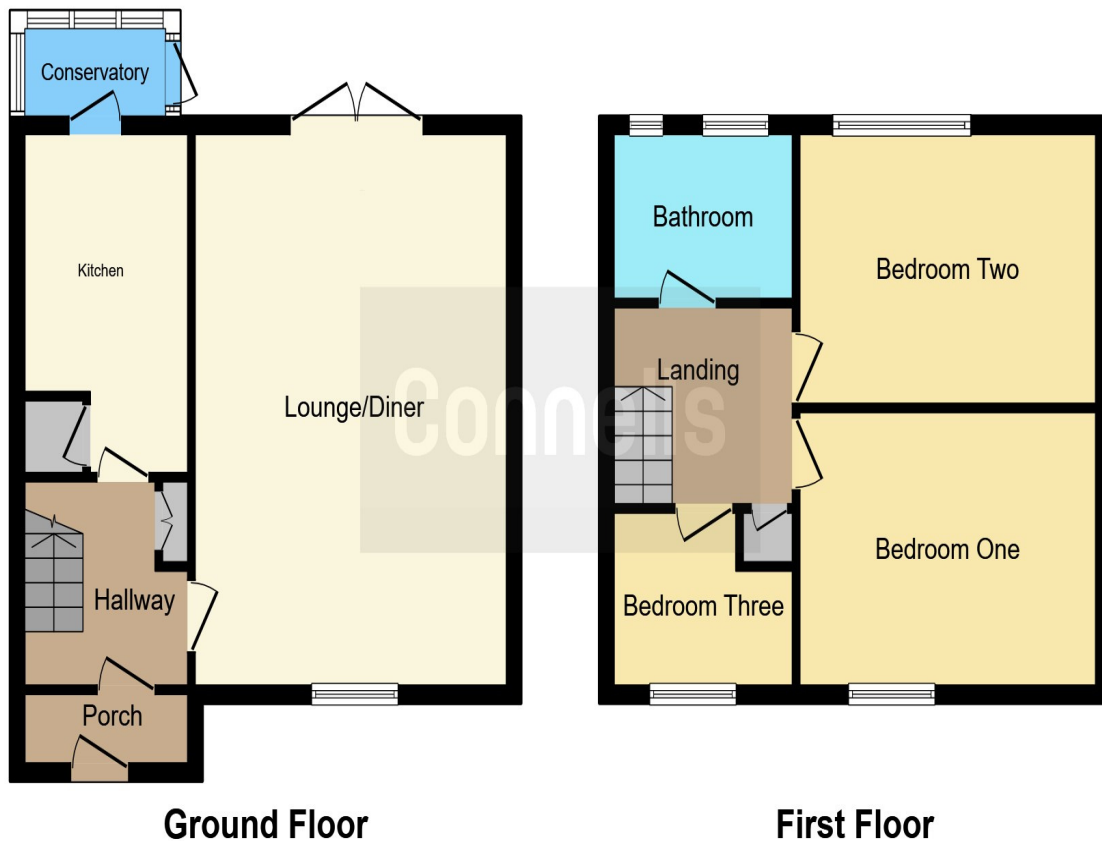
Bathroom

Comprising: Bath with shower over, wash hand basin, low level w.c, central heating radiator and two double glazed windows to rear elevation

Rear Garden

Patio area with mature trees and shrubs, outside tap, gate to shared rear access, fencing to borders and two sheds





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

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Property Ref: HSW316008 - 0006

Tenure:Freehold EPC Rating: C

Council Tax Band: B

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