

for sale

offers in the region of **£225,000**



Old Bridge Walk ROWLEY REGIS B65 8PE

An extended and well-presented three bedroom family home in a popular and convenient location. Benefitting from off road parking, this stylish property briefly comprises: hallway, lounge/dining room, snug, fitted kitchen, three bedrooms, family bathroom, pleasant rear garden and gated parking to the rear. Viewing is highly recommended.

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Approach

The property has a lovely pedestrianised frontage with pathway leading to composite front door. To the rear is gated parking and access to the garden.

Hallway

Stairs to first floor accommodation, wood effect flooring, doors leading to:

Lounge/Dining Room

23' 7" x 11' 5" max (7.19m x 3.48m max)

Double glazed windows to front elevation, double glazed patio doors to rear garden, two central heating radiators, wood effect flooring, coving to ceiling

Snug

11' x 8' (3.35m x 2.44m)

Central heating radiator, wood effect flooring, under stairs cupboard, coving to ceiling and door to kitchen

Fitted Kitchen

14' 1" x 7' 6" (4.29m x 2.29m)

Fitted with a range of wall and base units with work surfaces over, sink and drainer, integrated double oven with electric hob over, extractor, integrated dishwasher, integrated fridge freezer, integrated washing machine, integrated tumble dryer, two double glazed windows to side elevation, composite half panel half glazed door to rear garden, coving to ceiling

First Floor Landing

Access to loft space, storage cupboard housing central heating combi boiler and doors leading to:

Bedroom One

12' 1" x 10' 6" plus recess (3.68m x 3.20m plus recess)

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

Bedroom Two

12' 3" x 10' 6" plus recess (3.73m x 3.20m plus recess)

Double glazed window to rear elevation, central heating radiator, built in mirrored wardrobes, coving to ceiling



Bedroom Three

8' 11" x 8' 1" max (2.72m x 2.46m max)

Double glazed window to front elevation, central heating radiator, storage cupboard

Bathroom

Comprising: 'P' shaped bath with shower over, vanity wash hand basin, low level w.c, double glazed obscured window to rear elevation, heated towel rail, part tiling to walls and tiled flooring

Rear Garden

A pleasant rear garden with decked patio area, artificial lawn, outside tap, two exterior power sockets, timber shed, pathway to off road parking with gated entrance





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: HSW316169 - 0005

Tenure:Freehold EPC Rating: Awaited

Council Tax Band: B

view this property online connells.co.uk/Property/HSW316169



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