

for sale

offers in the region of **£240,000**



Cambourne Road ROWLEY REGIS B65 9EZ

A three bedroom semi-detached family home in a popular cul-de-sac location close to local amenities and transport links. Benefiting from versatile accommodation throughout, this property is perfect for families looking to move to the Rowley Regis area. Briefly comprising: entrance hall, lounge, dining room, kitchen, three bedrooms, family bathroom, pleasant front and rear garden, driveway. Viewing is recommended to appreciate the accommodation on offer.

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Approach

The property has a pleasant front garden with a lawn and well established shrubs, there is a driveway and a path leading to front door and gated side access to rear garden.

Entrance Hall

A spacious entrance hall with tiled flooring, central heating radiator, opening to kitchen, doors leading to:

Lounge

13' 6" x 15' 6" max (4.11m x 4.72m max)

Wood effect flooring, electric fireplace, central heating radiator, stairs up to first floor accommodation, two double glazed windows to rear elevation, double glazed French doors opening to rear garden.

Kitchen

8' 1" max x 12' 10" (2.46m max x 3.91m)

With a opening/archway from the entrance hall, the kitchen is fitted with a range of wall and base units with work surfaces over, one and a half sink and drainer, space for plumbing and appliances, extractor fan, part tiling to walls, central heating radiator, double glazed window to front elevation.

Dining Room

8' max x 15' 10" (2.44m max x 4.83m)

Central heating radiator, storage cupboard, double glazed window to front elevation.

Landing

Loft access, double glazed obscured window to side elevation, doors leading to:

Bedroom One

9' 4" x 14' 8" (2.84m x 4.47m)

Central heating radiator, fitted wardrobes, double glazed window to front elevation.

Bedroom Two

9' 4" max x 12' (2.84m max x 3.66m)

Wood effect flooring, central heating radiator, double glazed window to rear elevation.

Bedroom Three

5' 11" x 9' 11" (1.80m x 3.02m)

Central heating radiator, double glazed window to front elevation.



Shower Room

Wood effect flooring, low level W.C, pedestal wash hand basin, shower cubicle, tiled walls, storage cupboard, double glazed obscured window to rear elevation.

Pleasant Rear Garden

A pleasant rear garden with patio area, lawn beyond, well established shrubs, gated side access to frontage, outside tap, fence enclosed.

Agents Note

The Land Registry title has yet to be updated with the Vendor's details. Please ask the branch for more details





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: HSW316096 - 0004

Tenure: Freehold EPC Rating: B

Council Tax Band: B

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