

for sale

offers in the region of **£220,000**



Chichester Drive ROWLEY REGIS B65 0EW

A stunning two bedroom semi-detached family home in a popular and convenient location. Benefiting from the remainder of the NHBC warranty, this delightful property briefly comprises: hallway, lounge/dining room, kitchen, downstairs W.C, two bedrooms, family bathroom, pleasant rear garden and driveway. Viewing is highly recommended

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Approach

There is off road parking to the front of the property with a path to the front door, shared side access to rear garden.

Entrance Hall

Wood effect flooring, central heating radiator, spotlights to ceiling, doors leading to:

Kitchen

9' 11" x 8' 3" (3.02m x 2.51m)

A modern kitchen fitted with a range of wall and base units with work surfaces over, one and a half sink and drainer, integrated oven with electric hob, cooker hood over, integrated fridge freezer, integrated washing machine, part tiling to walls, spotlights to ceiling, central heating radiator, double glazed window to front elevation.

Downstairs W.C

A convenient downstairs W.C with tiled flooring, vanity wash hand basin with tiled splashback, low level W.C, extractor fan.

Lounge/Dining Room

16' 1" x 12' 2" max (4.90m x 3.71m max)

Wood effect flooring, spotlights to ceiling, central heating radiator, storage cupboard, space for dining table, double glazed French doors opening to rear garden, two double glazed windows to rear elevation, stairs up to first floor accommodation.

Landing

Loft access, doors leading to:

Bedroom One

12' 4" x 12' 1" max (3.76m x 3.68m max)

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

Bedroom Two

12' 2" x 9' 11" (3.71m x 3.02m)

Central heating radiator, two double glazed windows to front elevation.

Family Bathroom

Tiled flooring, heated towel rail, spotlights to ceiling, pedestal wash hand basin, tiled splashback, bath with shower over, low



level W.C, extractor, double glazed obscured window to side elevation.

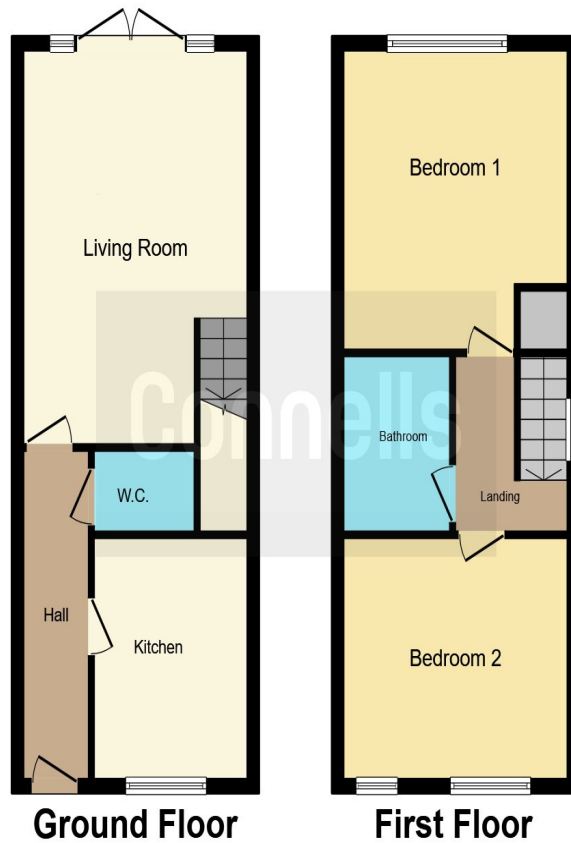
Pleasant Rear Garden

A pleasant rear garden with patio area, lawn beyond, pebbled path to shared gated side access to front of property, sleepers with mature plants and shrubs.

Listers Remarks

The property benefits from the remainder of the NHBC warranty.





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: HSW315988 - 0005

Tenure:Freehold EPC Rating: B

Council Tax Band: B

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