

for sale

offers in the region of **£260,000**



Regis Gardens Rowley Regis B65 8BH

A beautifully presented two bedroom bungalow in a popular cul-de-sac location close to shops, transport links and other local amenities. The property benefits from a large conservatory to the rear, complemented by well-kept front and rear gardens, a driveway and a garage. The bungalow briefly comprises: entrance hall, lounge/dining room, re-fitted shower room, two bedrooms, kitchen, large conservatory, garage, beautiful front and rear gardens, driveway. Viewing is highly recommended to appreciate the accommodation on offer.

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Approach

The property has fantastic kerb appeal with a charming front garden and well-kept lawn. There is a shared access driveway with next door, with further gates to private driveway. The property also benefits from gated access to the rear garden. Front door opening to:

Entrance Hall

Wood effect flooring, two storage cupboards, loft access, doors leading to:

Lounge/Dining Room

11' 7" x 16' 8" max (3.53m x 5.08m max)

Two central heating radiators, fireplace, space for dining table, double glazed French doors opening to conservatory, door leading to:

Kitchen

6' 9" max x 7' 8" max (2.06m max x 2.34m max)

Fitted with a range of wall and base units with work surfaces over, one and a half sink and drainer, space and plumbing for appliances, extractor fan, part tiling to walls, tiled flooring, central heating radiator, double glazed window to rear elevation.

Large Conservatory

9' 7" x 10' 3" (2.92m x 3.12m)

A generously sized conservatory boasting lots of natural light, fitted with a central heating radiator, ceiling fan, double glazed French doors opening to rear garden, double glazed windows to side and rear elevations.

Re-Fitted Shower Room

A re-fitted shower room fitted with a shower cubicle, heated towel rail, vanity wash hand basin, low level W.C, double glazed obscured window to side elevation.

Bedroom One

7' 11" to front of wardrobe x 12' 2" into bay (2.41m to front of wardrobe x 3.71m into bay)

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

Bedroom Two

7' 4" x 7' 5" max (2.24m x 2.26m max)

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



Garage

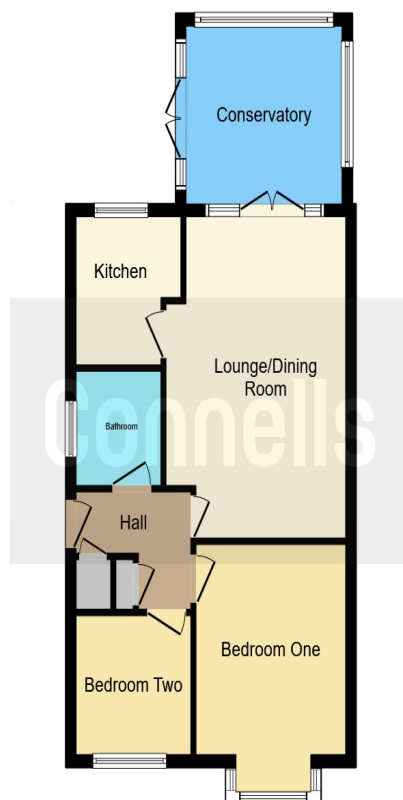
8' 2" max x 17' 1" (2.49m max x 5.21m)

A convenient garage space with up and over door, lighting, electrics, double glazed window to side elevation, composite door to rear garden.

Beautiful Rear Garden

A well-kept rear garden with planted borders, well-kept lawn, patio with pathway to further patio, greenhouse, wood shed, outside tap, fence enclosed, gated access to driveway.





Ground 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: HSW316106 - 0003

Tenure: Freehold EPC Rating: C

Council Tax Band: B

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