

for sale

offers in the region of **£200,000**



Central Avenue Rowley Regis B65 8BA

Attention Buy-to-let investors! Semi-detached house converted into two, one bedroom apartments with their own access in a popular and convenient location. Ground floor is currently tenanted. Occupying a good sized plot with ample off road parking. Contact Connells on 0121 550 6465 to view

Central Avenue Rowley Regis B65 8BA

Ground Floor Apartment

There is a driveway to the front of the property, with gated access to the rear garden, there is a door opening to the entrance for the ground floor apartment.

Entrance Hall

Storage cupboard, doors leading to:

Kitchen

6' 11" max x 14' 5" (2.11m max x 4.39m)

Fitted with a range of wall and base units with work surfaces over, sink and drainer, space and plumbing for appliances, breakfast bar, double glazed windows to both side elevations, opening leading to:

Lounge/Dining Area

10' 9" max x 15' (3.28m max x 4.57m)

Storage heater, electric fireplace, space for dining table, two double glazed windows to side elevation, double glazed window to front elevation.

Bedroom

10' plus recess x 10' 7" max (3.05m plus recess x 3.23m max)

Storage heater, double glazed window to front elevation, door to en-suite.

En-Suite

Tiled flooring, part tiling to walls, pedestal wash hand basin, low level W.C, shower cubicle, window to rear elevation

Rear Garden

Slabbed rear garden, partial planting borders, outside tap, fence enclosed, gated access to frontage.

First Floor Apartment

There is a driveway to the front of the property, there is a gated pathway leading to the front porch. There is a lawned front garden with a hedged border.

Porch

Double glazed windows to front and side elevations, door to:

Entrance Hall



Storage heater, stairs up to first floor apartment

Landing

Loft access, double glazed window to rear elevation, doors leading to:

Lounge

10' 11" x 14' 6" (3.33m x 4.42m)

Storage heater, storage cupboard, double glazed window to front elevation, double glazed window to rear elevation.

Kitchen

7' 10" x 10' 9" (2.39m x 3.28m)

Fitted with a range of wall and base units with work surfaces over, sink and drainer, integrated oven, extractor over, space and plumbing for appliances, wood effect flooring.

Bedroom

11' 4" max x 11' 5" (3.45m max x 3.48m)

Storage cupboard, storage heater, double glazed window to front elevation, double glazed window to rear elevation.

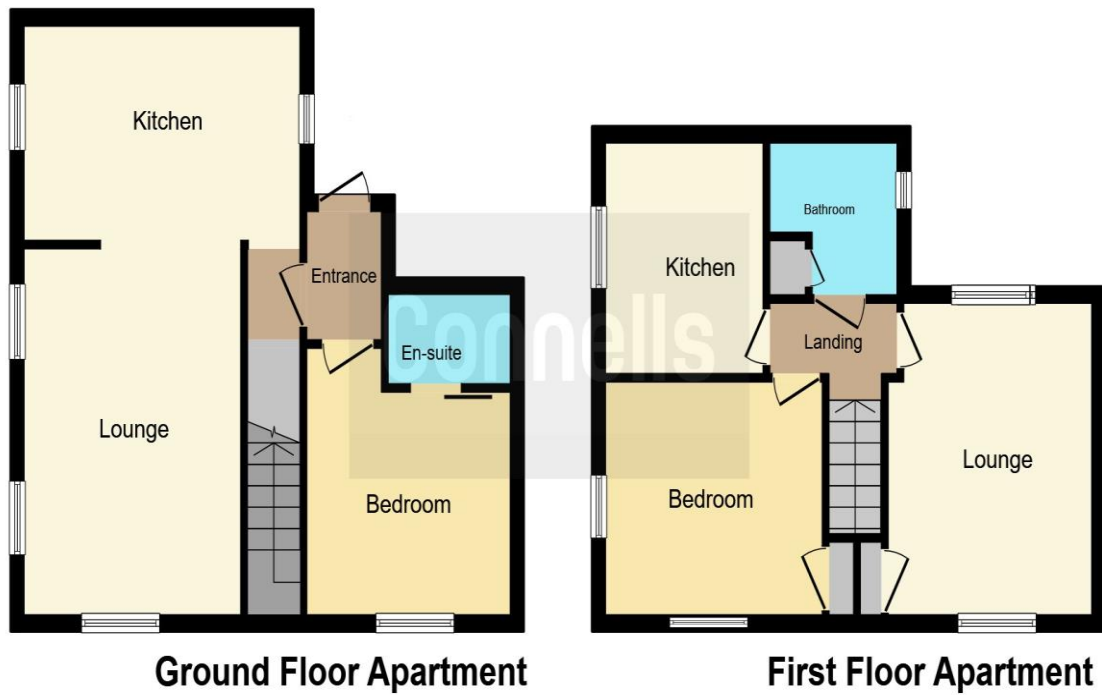
Bathroom

Bathrub, pedestal wash hand basin, low level W.C, tiled walls, extractor fan, storage cupboard, double glazed obscured window to side elevation.

Agents Notes

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

To view this property please contact Connells on

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Property Ref: HSW316109 - 0007

Tenure: Freehold EPC Rating: E

Council Tax Band: A

view this property online connells.co.uk/Property/HSW316109



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