

for sale

offers in the region of

**£240,000**



**Central Avenue Rowley Regis B65 8BA**

Ideal for families, this three bedroom semi-detached home has spacious accommodation throughout and offers further potential. Benefiting from a large garden, driveway and NO UPWARD CHAIN. Contact Connells on 0121 550 6465 to arrange a viewing

# Central Avenue Rowley Regis B65 8BA

## Approach

The property has a driveway to the front with door opening to porch and gate at the side to rear access

## Porch

Double glazed windows to side elevation, door to hallway

## Hallway

Stairs to first floor accommodation, doors leading to:

## Lounge

14' 9" x 11' 8" max ( 4.50m x 3.56m max )

Double glazed window to front elevation, central heating radiator, wood effect flooring, gas fire with surround, double glazed patio door to conservatory, coving to ceiling, door to kitchen

## Dining Room

12' 4" x 10' 3" max ( 3.76m x 3.12m max )

Double glazed window to front elevation, central heating radiator

## Conservatory

12' 9" x 9' 3" ( 3.89m x 2.82m )

Double glazed French doors to rear garden, tiled flooring, central heating radiator, ceiling light and fan

## Kitchen

13' 5" max x 8' 8" max ( 4.09m max x 2.64m max )

Fitted with a range of wall and base units with work surfaces over, one and half bowl sink and drainer, space for fridge freezer, plumbing for washing machine, space for cooker, under stairs cupboard, door to w.c, door opening to rear garden and door to dining room

## W.C

Comprising: low level w.c, wash hand basin, double glazed obscured window to rear elevation

## First Floor Landing

Access to loft space, doors leading to:



## Bedroom One

14' 5" max x 11' 9" max ( 4.39m max x 3.58m max )

Double glazed windows to front and rear elevation, two central heating radiators, fitted wardrobes and cupboards

## Bedroom Two

11' 5" x 10' max ( 3.48m x 3.05m max )

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

## Bedroom Three

9' 4" x 6' 11" max ( 2.84m x 2.11m max )

Double glazed window to rear elevation, central heating radiator

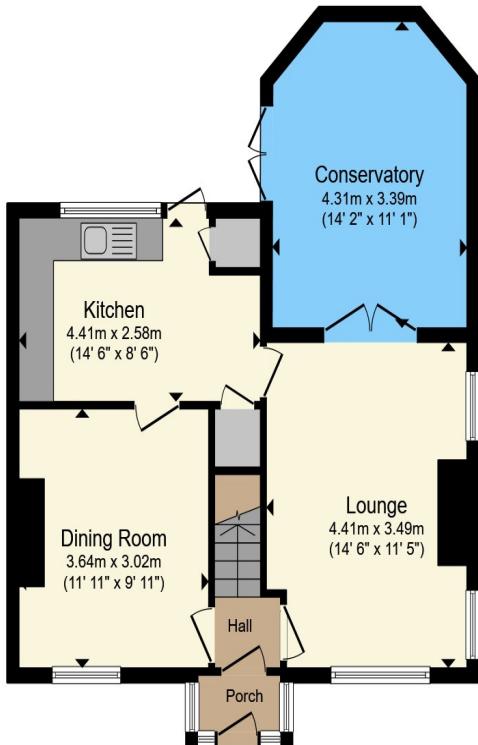
## Wet Room

Comprising: shower, w.c, central heating radiator, wash hand basin, double glazed obscured window to rear elevation

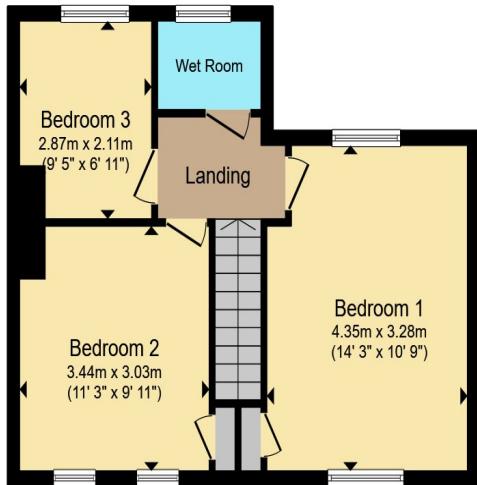
## Rear Garden

Patio area with lawns beyond and pathway leading to the rear, gate to front access, outside tap, fencing to border





**Ground Floor**



**First Floor**

Total floor area 102.0 m<sup>2</sup> (1,098 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)

**Connells**

To view this property please contact Connells on

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Property Ref: HSW316260 - 0003

Tenure:Freehold EPC Rating: D

Council Tax Band: A

**view this property online [connells.co.uk/Property/HSW316260](http://connells.co.uk/Property/HSW316260)**



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