

**Connells**



Windsor Road  
ROWLEY REGIS



## Property Description

Viewing is advised on this semi detached property situated on a huge plot offering potential to extend subject to planning. Benefiting from no upward chain & a popular location the property comprises of entrance hall, lounge, kitchen diner, three bedrooms, bathroom, driveway & garage.

### Entrance Porch

Having UPVC double glazed window and doors, doors leading to entrance hall.

### Entrance Hall

UPVC door to front, stairs to upper floor, under stairs storage and wall mounted radiator.

### Lounge

13' 1" max x 13' 4" ( 3.99m max x 4.06m )  
Having gas fire place and double glazed window to front with wall mounted radiator.

### Kitchen/Diner

19' 8" x 8' 10" max ( 5.99m x 2.69m max )  
Wall and base units, electric oven/gas hob cooker hood over, sink/drainer integrated into work surface, Plumbing for washing machine, patio door and window to the rear with wall mounted radiator.

### Landing

Airing cupboard with window to the side.

### Bedroom One

11' 2" max x 8' 9" ( 3.40m max x 2.67m )  
Having double glazed window to front and wall mounted radiator.

### Bedroom Two

12' 4" x 8' 8" plus recess ( 3.76m x 2.64m plus recess )  
Having rear double glazed window and wall mounted radiator.

### Bedroom Three

10' 8" x 8' 10" ( 3.25m x 2.69m )  
Having loft hatch, rear double glazed window and wall mounted radiator.

### Shower Room

Wash hand basin with vanity, shower cubicle with shower, low level WC, double glazed window and towel rail.

### Rear Garden

Patio area with a further lawn area and having fence boundaries.

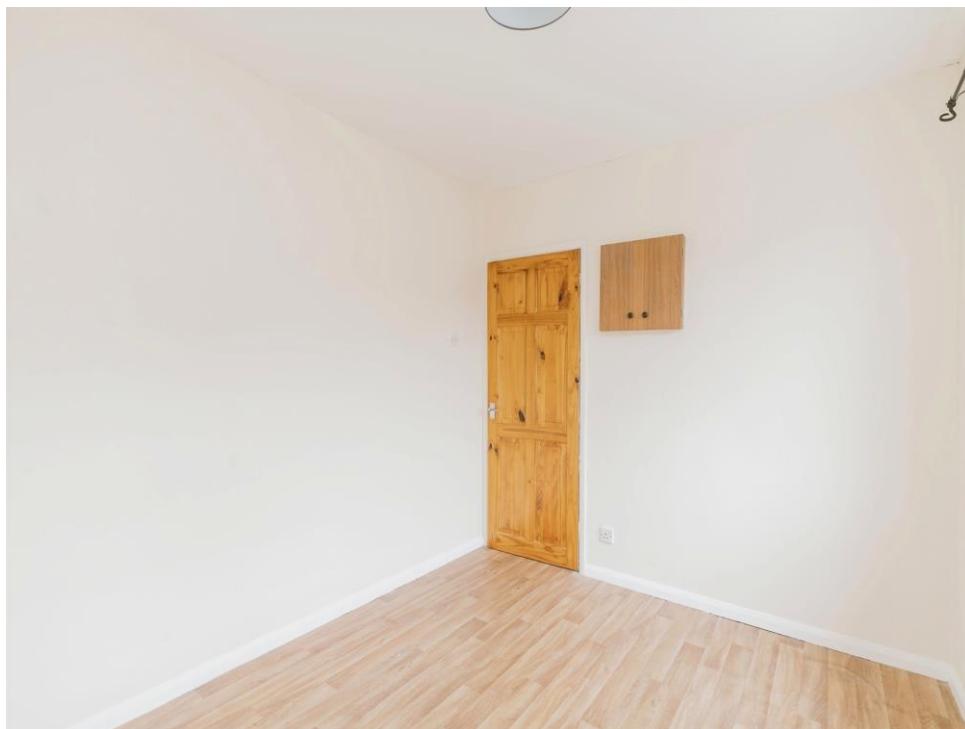
### Front Garden

Paved driveway for multiple cars, a small lawn area with mature shrubbery.

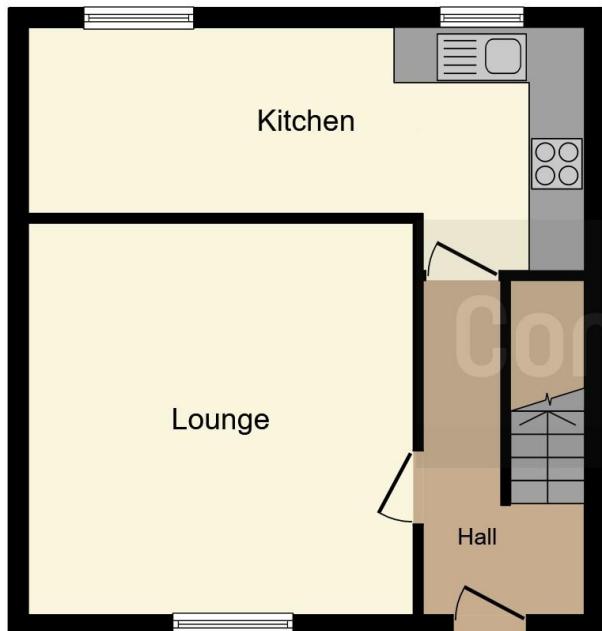
## Garage

Having up & over door currently used for storage.

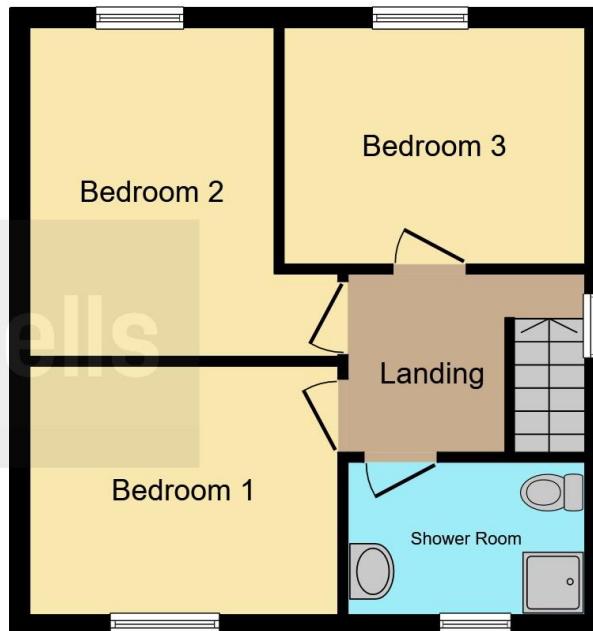








**Ground Floor**



**First 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](http://www.focalagent.com)

To view this property please contact Connells on

**T 0121 552 2671**  
**E [oldbury@connells.co.uk](mailto:oldbury@connells.co.uk)**

70-76 Birmingham Street  
 OLDBURY B69 4EB

**EPC Rating: Awaited**

Tenure: Freehold

**check out more properties at [connells.co.uk](http://connells.co.uk)**



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: OLD311217 - 0004