



Connells

Regis Heath Road
Rowley Regis



Property Description

****WELL MAINTAINED THREE BEDROOM PROPERTY SET IN A HIGHLY SOUGHT AFTER AREA OF ROWLEY REGIS****

This residence is prime for any first time buyer or investor alike and Must be viewed to appreciate all the accommodation on offer.

Internally the property comprises of: lounge, kitchen, three bedroom and bathroom.

Eternally the property has a well maintained and manageable front and rear garden. This property also benefits from a rear garage with access to the rear of the property.

Set within close proximity to local amenities and public transport links including Rowley Regis Train Station, offering ease and convenience to the M6/M5 motorway links and main routes in and out of Birmingham City Enter. Call TODAY on 0121-552-2671.

Entrance Porch

Having double glazed sliding door and door to entrance hall.

Entrance Hall

Having double glazed front door and doors to:

Lounge/Dining Area

23' 11" x 10' 7" MAX (7.29m x 3.23m MAX)

Having double glazed window to front and TV point.

Kitchen

8' 11" x 7' 11" (2.72m x 2.41m)

Having electric point, cooker hood with space for cooker. Wall and base units with sink/drainer integrated into work surface.

Landing

Having airing cupboard, loft access and door leading to:

Bedroom One

11' 8" x 8' 3" PLUS RECESS (3.56m x 2.51m PLUS RECESS)

Having double glazed window to front.

Bedroom Two

12' 6" x 8' 3" PLUS RECESS (3.81m x 2.51m PLUS RECESS)

Having rear facing double glazed window.

Bedroom Three

8' 7" x 8' 4" MAX (2.62m x 2.54m MAX)

Having front double glazed window and storage cupboard.

Bathroom

Having a fully fitted bathroom comprising of; Bath with shower over, wash hand basin, low level WC, two double glazed windows and towel rail.

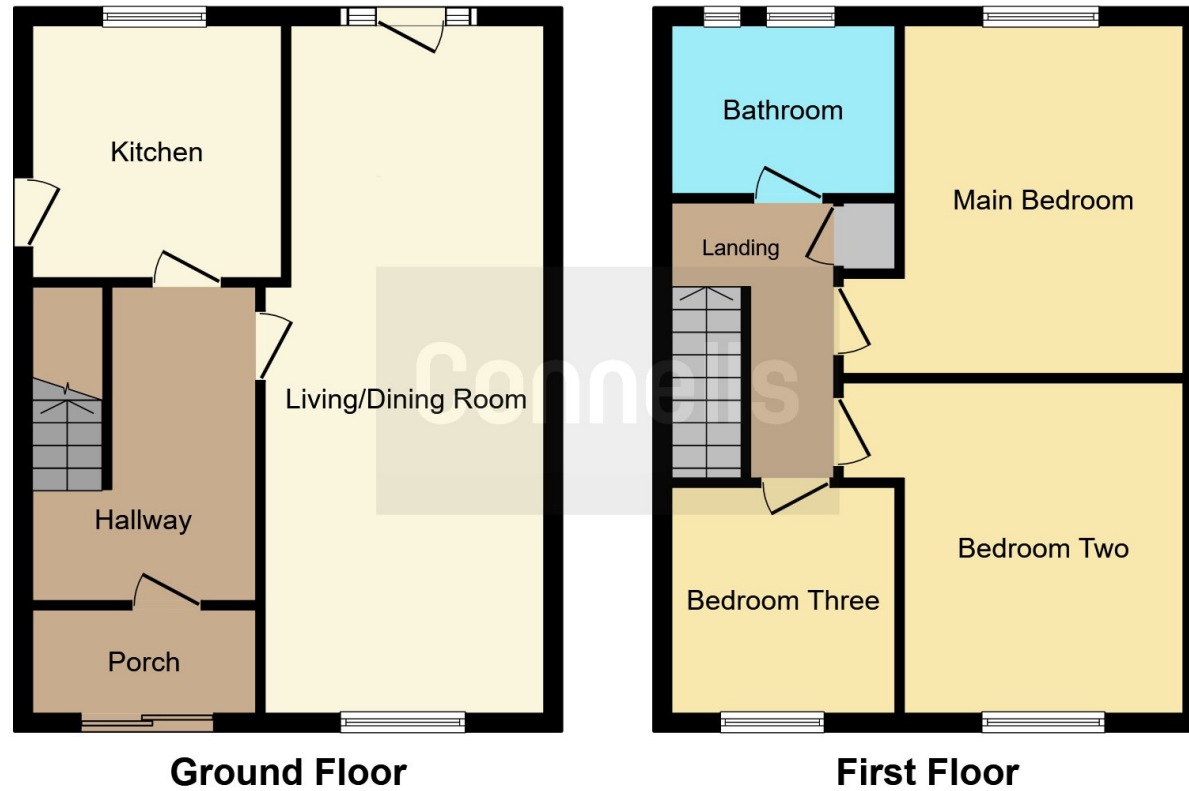
Garage

Having up & over door.









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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EPC Rating: D

view this property online connells.co.uk/Property/OLD311650

Tenure: Freehold



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.

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