



**Connells**

York Road  
Rowley Regis



## Property Description

This Well-maintained two-bedroom Property offers comfortable and versatile living across two floors, ideal for first-time buyers, small families, or those looking to down size.

Downstairs, you'll find a convenient cloakroom and a modern shower room, adding extra flexibility to the layout. The spacious interior also includes a family bathroom upstairs, catering to all your daily needs.

Step outside to a beautifully landscaped rear garden, perfect for relaxing or entertaining, while the large driveway provides ample off-road parking.

Located just short distance from Rowley Regis train station and M5 motorway, this property offers excellent transport links for commuters. Call TODAY on 0121-552-2671.

## Entrance Porch

Door to front, door to storage space.

## Entrance Hall

Having door to front, storage cupboard and stairs to upper floor.

## Cloakroom

Having wash hand basin with vanity unit, low level WC and Ex. fan.

## Lounge

12' 11" max x 11' 7" ( 3.94m max x 3.53m )

Having double glazed window to front and wall mounted radiator.

## Dining Room

11' 5" x 8' 11" ( 3.48m x 2.72m )

## Kitchen

11' 7" x 7' 7" ( 3.53m x 2.31m )

Having wall and base units, sink/drainer integrated into work surface, integrated gas hob and electric oven.

## Landing

Having double glazed window and doors leading to:

## Bedroom One

13' x 11' 7" ( 3.96m x 3.53m )

Having double glazed window to front and wall mounted radiator.

## Bedroom Two

11' 7" x 6' 4" ( 3.53m x 1.93m )

Having double glazed window and wall mounted radiator.

## Bathroom

Bath with mixer tap, double glazed window, wash hand basin.

Separate Wash hand basin, and double glazed window.

## Shower Room

Shower cubicle with double glazed window and wall mounted radiator.

## Rear Garden

A landscaped rear garden with fence boundaries makes for a perfect place to enjoy the summer evenings relaxing and socialising with friends and family.

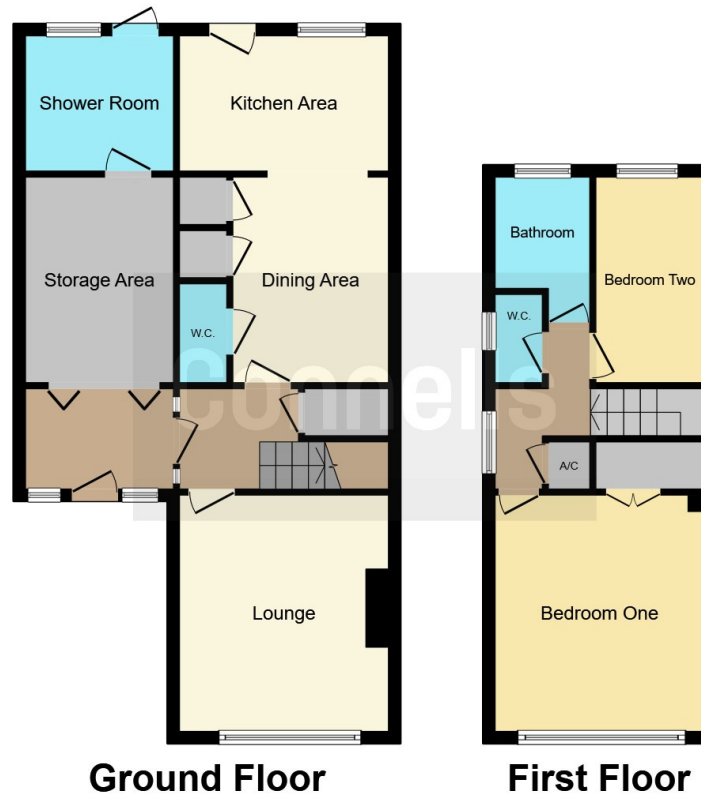
## Front Of The Property

Having a large driveway for multiple cars.









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)

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**EPC Rating: C**

Tenure: Freehold

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