



**Connells**

Angela Avenue  
Rowley Regis



Angela Avenue  
Rowley Regis B65 9JL

for sale offers in the region of  
**£280,000**



## Property Description

Welcome to this delightful three-bedroom family home, perfectly designed for modern living and entertaining. As you enter, you'll find a bright and inviting lounge that provides a cozy space for relaxation or family gatherings.

The heart of the home is the generous kitchen/diner, featuring ample space for cooking and dining. This area is ideal for family meals and entertaining guests, with plenty of storage and contemporary finishes.

Convenience is key with a well-appointed cloakroom located on the ground floor, making it an ideal spot for guests and everyday family use.

Step outside to discover a beautifully landscaped rear garden, perfect for outdoor activities, gardening, or simply unwinding in your own private oasis. The garden is designed for low maintenance while offering a peaceful retreat.

Additionally, this property boasts a large driveway that provides ample off-road parking for multiple vehicles, adding to the home's functionality and convenience.

With its spacious layout and thoughtful features, this charming family home is ready to welcome you and your loved ones. Don't miss this opportunity to make it your own. Call TODAY on 0121-552-2671.

## Entrance Hall

Having composite door to front and stairs to upper floor.

## Cloakroom

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

## Lounge

15' 8" x 10' 11" max ( 4.78m x 3.33m max )

Having front double glazed window and wall mounted radiator.

## Kitchen/Diner

15' 7" x 11' 11" max ( 4.75m x 3.63m max )

Having wall and base units, sink/drainers integrated into work surface, patio doors to rear garden and wall mounted radiator.

## Landing

Having side double glazed window and loft access, doors leading to various rooms.

## Bedroom One

15' 9" x 12' ( 4.80m x 3.66m )

Having double glazed window and wall mounted radiator.

## Bedroom Two

11' 4" x 8' 6" ( 3.45m x 2.59m )

Having rear facing window and wall mounted radiator.

## Bedroom Three

11' 4" x 7' ( 3.45m x 2.13m )

Having rear facing double glazed window and wall mounted radiator.

## Bathroom

Having wash hand basin/vanity unit, low level WC, towel rail and side facing window.

## Rear Garden

Beautifully landscaped rear garden with steps to a decked area perfect for outdoor furniture, ideal for families entertaining and socialising with friends and family.

## Outside

Having a large driveway for multiple cars.

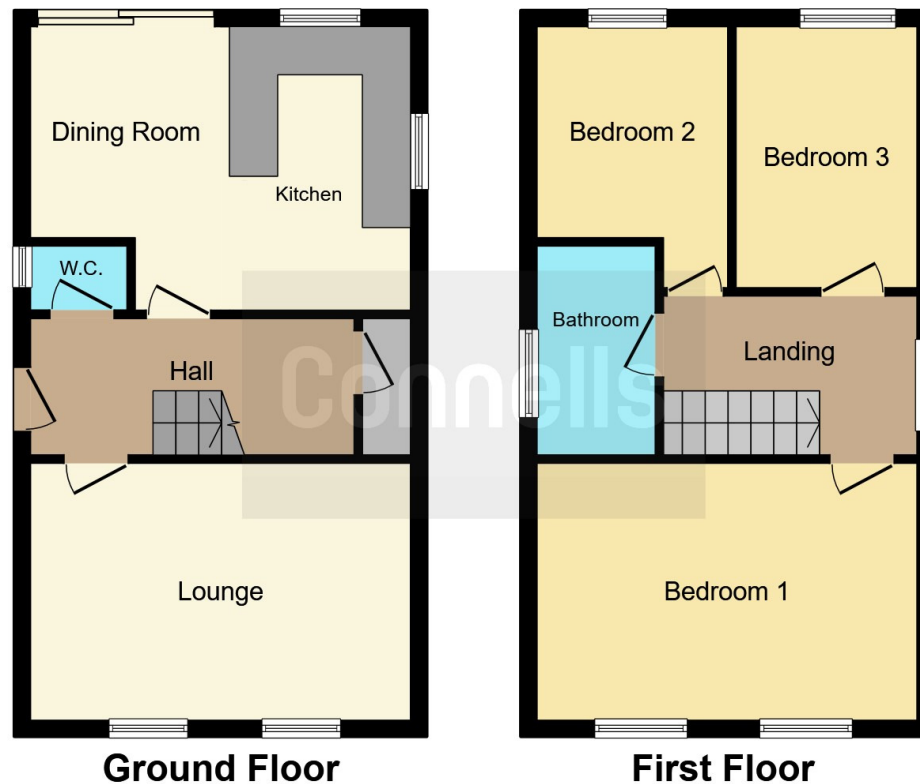












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability 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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70-76 Birmingham Street  
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EPC Rating: Awaited  
 Council Tax Band: C

Tenure: Freehold

**view this property online [connells.co.uk/Property/OLD312246](http://connells.co.uk/Property/OLD312246)**



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