



Connells

Clent Hill Drive  
Rowley Regis



# Clent Hill Drive Rowley Regis B65 8LP

for sale offers over  
**£195,000**



## Property Description

Welcome to your dream home! this beautifully presented two-bedroom property is the perfect choice for first-time buyers seeking style, comfort and outdoor space. The property benefits from gas central heating & double glazing. (were specified)

Upon entering, you are greeted by a warm and inviting atmosphere that flows seamlessly throughout the home. The spacious living area is filled with natural light, making it an ideal space for relaxation and entertaining. The modern kitchen features contemporary finishes and ample cabinetry, perfect for culinary enthusiasts.

The two well-proportioned bedrooms offer a peaceful retreat, with plenty of room for personal touches. The master bedroom is particularly spacious, providing a serene escape at the end of the day.

Step outside to discover the stunning landscaped rear garden, designed for both beauty and functionality. The tiered layout adds dimension, featuring well-maintained flower beds and a stylish patio area, perfect for outdoor furniture. It's an ideal spot for al fresco dining, gardening, or simply enjoying the fresh air.

This property is not only a lovely place to call home but also a fantastic opportunity for first-time buyers looking to make their mark. Don't miss out on the chance to own this exceptional property- call for a viewing TODAY!!

## Entrance Hall

Having double glazed window, wall mounted radiator, and a composite door to front.

## Lounge

Having double glazed window to rear, double glazed patio door to rear and wall mounted radiator.

## Kitchen

Having wall and base units, double glazed window to front, sink/drainage integrated into work surface, integrated gas hob/oven and ex. Fan. Boiler is also present in the kitchen.

## Landing

Having loft access. double glazed window, wall mounted radiator and doors leading to:

## Bedroom One

Having double glazed window to rear and wall mounted radiator.

## Bedroom Two

Having double glazed window to rear and wall mounted radiator.

## Bathroom

Having bath with shower over, wash hand basin, low level WC and wall mounted radiator.

## Rear Garden

Landscaped & tiered rear garden, beautifully presented with patio area perfect for outdoor furniture and relaxing with family and friends. Rear garden also has the added advantage of access via a gate to the side of the property.

## Parking

Vendor has advised there is two allocated parking spaces to the front of the property.

## Vendor Notes

Vendor has advised there is an outdoor tap to the front of the property.

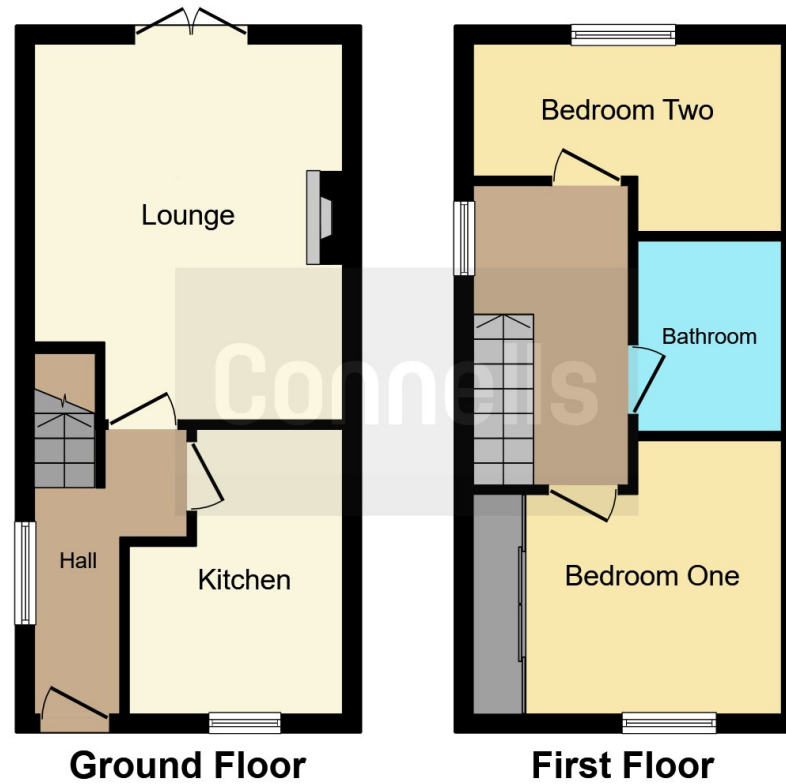












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability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

Tenure: Freehold

**view this property online [connells.co.uk/Property/OLD312307](http://connells.co.uk/Property/OLD312307)**



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