



Connells

Bryan Budd Close
ROWLEY REGIS



Property Description

A fantastic opportunity to acquire this modern town house located in a fantastic area close to various amenities. Briefly comprising of entrance hall, kitchen, lounge, downstairs WC, three good sized bedrooms with ensuite to master, landscaped rear garden, off road parking & garage.

Entrance Hall

Entrance door, stairs to upper floor and doors to:

Lounge

16' 1" x 12' 3" max (4.90m x 3.73m max)

Double glazed french doors to the rear, wall mounted radiator and TV point.

Cloakroom

Wash hand basin, low level WC and wall mounted radiator.

Kitchen

11' x 8' max (3.35m x 2.44m max)

Fitted kitchen with a range of wall & base units to include work surfaces over, sink/drainer integrated into work surface, electric oven & gas hob. GCH boiler & wall mounted radiator.

First floor Landing

stairs to the second floor and doors leading

to:

Bedroom Two

Two double glazed windows, storage cupboard and wall mounted radiator.

Bedroom Three

12' 3" x 7' 9" (3.73m x 2.36m)

Wall mounted radiator and double glazed window.

Bathroom

Suite to comprise bath with mixer tap, wash hand basin, low level WC, wall mounted radiator & double glazed window.

Second Floor Landing

Door leading to master bedroom.

Master Bedroom

12' 3" x 14' 2" into recess (3.73m x 4.32m into recess)

Double glazed window, storage cupboard and wall mounted radiator.

En-Suite

Suite to comprise shower cubicle, wash hand basin & low level WC.

Rear Garden

Large patio area with brick wall and steps leading up to lawn area, fence boundaries & side access.

Garage

With up & over door currently used as a storage area.

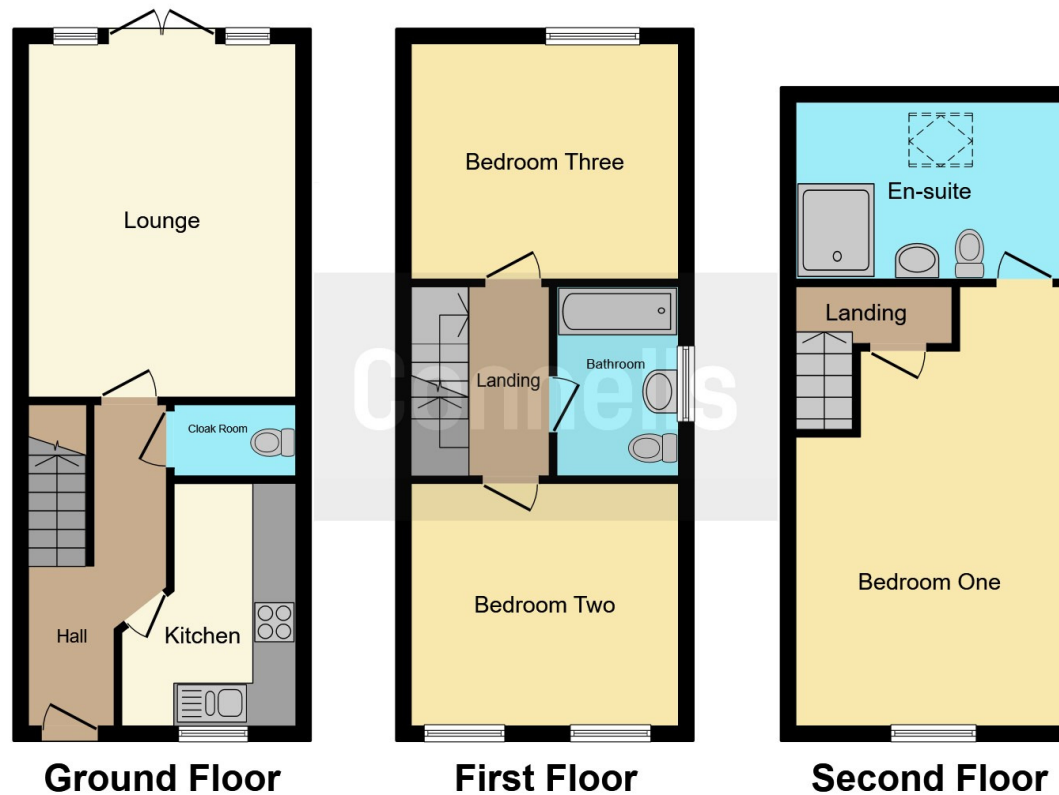
Parking Area

Allocated parking space to the side 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

To view this property please contact Connells on

T 0121 552 2671
E oldbury@connells.co.uk

70-76 Birmingham Street
 OLDBURY B69 4EB

EPC Rating: C Council Tax
 Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/OLD312636



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 | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: OLD312636 - 0006