

for sale  
**£240,000** Freehold

**Paul  
Dubberley**



Beeches Road ROWLEY REGIS B65 0BB



# Beeches Road ROWLEY REGIS B65 0BB



## Property Description

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## Entrance Hall

Having a double glazed door opening to lounge.

## Lounge

11' x 12' 10" ( 3.35m x 3.91m )

Having a double glazed window to front elevation, central heating radiator, wood effect flooring.

## Dining Room

12' x 12' 10" ( 3.66m x 3.91m )

Having a double glazed window to rear elevation, central heating radiator, wood effect flooring, and under stairs storage.

## Inner Hall

Having tiled walls and flooring, door to rear garden

## Kitchen

19' 8" x 7' 7" ( 5.99m x 2.31m )

Fully fitted kitchen with a range of wall and base units, gas hob, sink and drainer, space and plumbing for appliances. Part tiling to walls and loft access.

## Bathroom

Having a double glazed window to rear elevation, tiled walls and floor, vanity wash hand basin and w.c, shower cubicle, heated towel rail, and storage cabinets.

## First Floor Landing

Having doors leading to:

## Bedroom One

14' 5" x 9' 9" ( 4.39m x 2.97m )

Having a double glazed window to front elevation and central heating radiator.

## Bedroom Two

10' 10" x 12' 10" ( 3.30m x 3.91m )

Having a double glazed window to front elevation, central heating radiator, wood effect flooring.

## Bedroom Three

12' x 8' 10" ( 3.66m x 2.69m )

Having a double glazed window to rear elevation, wood effect flooring, central heating radiator door to ensuite and door to stairway leading to the loft room.

## Ensuite

Having a double glazed window to rear elevation, tiled walls and floor, low level w.c, vanity wash hand basin, shower cubicle, heated towel rail.

## Loft Room

23' 1" x 14' 6" ( 7.04m x 4.42m )

Having three double glazed skylights and wood effect flooring, reduced head height.

## Rear Garden

Fence and brick enclosed garden, outdoor tap, patio area with two timber sheds and artificial grass to the rear. gate to shared side access that leads to the front of the property.











To view this property please contact Paul Dubberley on

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**EPC Rating: D C/T Band A**

**view this property online [PaulDubberley.co.uk/Property/PWB104385](http://PaulDubberley.co.uk/Property/PWB104385)**

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