

for sale

offers over **£220,000** Freehold



## Sandringham Drive Rowley Regis B65 9RJ

Detached Extended Bungalow Offering the benefit of No Upward Chain and Great Location. Having the benefit of Double Glazing, Gas Central Heating and Spacious Accommodation for which Viewing is Highly Recommended.

# Sandringham Drive Rowley Regis B65 9RJ

## Reception Hall

## Good Size Rear Garden

## Lounge

18' 5" Max x 11' 10" max ( 5.61m Max x 3.61m max )

## Council Tax Band:- C

## Fitted Kitchen

10' 1" max x 8' 7" max ( 3.07m max x 2.62m max )

## Bedroom One

12' 4" x 11' 10" max ( 3.76m x 3.61m max )

## Bedroom Two

15' 7" x 8' 8" max ( 4.75m x 2.64m max )

## Family Shower Room

## Outside

## Side Carport

## Side Garage

16' 5" x 8' 2" ( 5.00m x 2.49m )









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)

To view this property please contact Paul Dubberley on

**T 0121 522 3733**  
**E [greatbridge@pauldubberley.co.uk](mailto:greatbridge@pauldubberley.co.uk)**

73 Great Bridge  
 TIPTON DY4 7HF

Property Ref: PTI104123 - 0004

Tenure:Freehold EPC Rating: C

Council Tax Band: C

**view this property online [PaulDubberley.co.uk/Property/PTI104123](http://PaulDubberley.co.uk/Property/PTI104123)**



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.

Paul Dubberley is a trading name of Connells Residential which 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.pauldubberley.co.uk](http://www.pauldubberley.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)