



**Taylors**



## Beeches Road, Rowley Regis, B65 0BB

Offers In Region Of £135,000

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- Two double bedrooms
- Two reception rooms
- Modern ground floor wet room
- Good size rear garden
- No upward chain
- Council tax band A
- Highly convenient location
- Double glazing and gas central heating



A spacious traditional terraced home offering two generous double bedrooms and the advantage of no upward chain. Ideally positioned on a highly convenient and well-regarded road, the property benefits from double glazing and gas central heating throughout. The accommodation comprises a welcoming living room, an inner lobby with useful under stairs storage, a separate dining room, a rear vestibule, a fitted kitchen and a rear lobby with airing cupboard leading to the ground-floor shower room. To the first floor, there is a landing area giving access to two well-proportioned double bedrooms. Externally, the property enjoys a good-sized rear garden, offering excellent potential for outdoor seating or landscaping. An ideal purchase for first-time buyers, downsizers or investors, this property presents an excellent opportunity in a popular location. Early viewing is recommended. All main services connected. Tenure Freehold. Council Tax Band A. EPC C. Broadband/ Mobile coverage: <https://checker.ofcom.org.uk/en-gb/broadband-coverage>. Construction, brick built and tiled (Flat roof to rear extension). Long term flood risk, surface water - very low, rivers - very low.

**Living Room** - 3.58m x 3.48m (11'9" x 11'5")

**Inner lobby with store**

**Dining Room** - 3.61m x 3.4m (11'10" x 11'2")

**Vestibule**

**Kitchen** - 3.12m x 2.9m (10'3" x 9'6")

**Bathroom** - 2.01m x 1.8m (6'7" x 5'11")

**First floor landing**

**Bedroom Two** - 3.43m x 3.18m (11'3" x 10'5" into wardrobe)

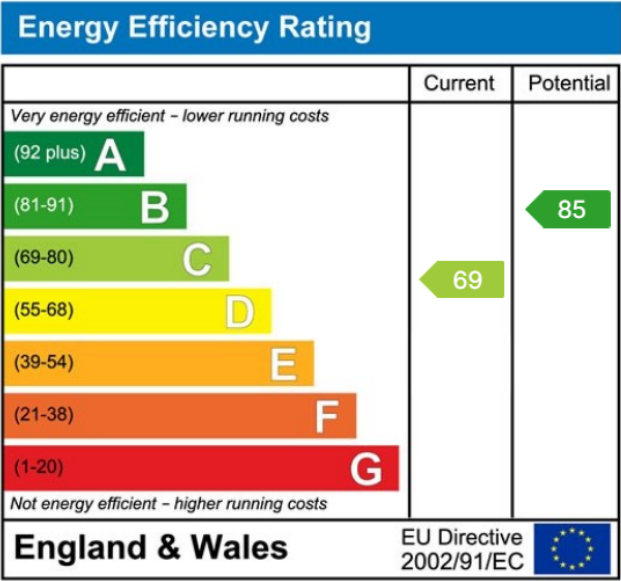
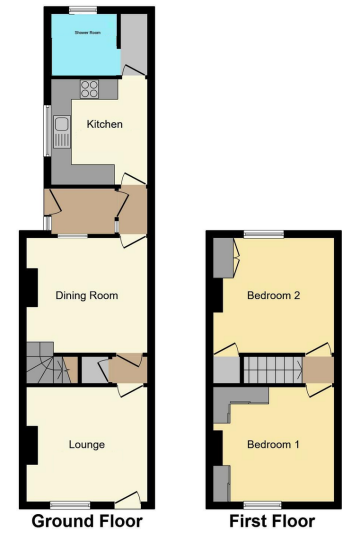
**Bedroom One** - 3.58m x 3.43m (11'9" x 11'3")

**Rear garden**









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