



62 Queens Drive
Rowley Regis, B65 9JJ

Offers Over £205,000

Property Description

A well presented three bedroom semi detached style property close to local amenities, frequent transport links including a short commute to Rowley Regis station and Junction 2 of the M5 motorway, Birchley Park island.

Offering a sloping tarmacked driveway with front gardens leading to front door access, the property is briefly comprising of: entrance hall with stairs to first floor accommodation, front lounge with doors opening into fitted kitchen diner, three bedrooms and bathroom with shower over.

To the rear is an enclosed garden offering side access and the front driveway can accommodate off road parking for up to three cars comfortably.

Call now to arrange a viewing Asap. EPC - C / CT Band - B

Location

Rowley Regis is located on the outskirts of Halesowen and Oldbury and is a popular location for commuters to Birmingham. The local motorway links are within easy reach and the area has great bus and rail links with Rowley Regis train station servicing Birmingham City Centre and Stourbridge Junction.

Entrance Hall

Stairs leading to first floor accommodation. Access to front lounge.

Lounge

3.6m x 4.4m (11'9" x 14'5")

Window to front. Double doors opening into fitted kitchen diner.

Fitted Kitchen Diner

4.6m x 3.4m (15'1" x 11'1")

Windows to rear and side. Access available to the rear. Under stairs storage accommodating plumbing for a washer and housing gas central heating boiler. A range of eye level and base units incorporating: stainless steel sink and drainer unit, plumbing for a dishwasher, integrated four ring gas hob with extractor over and an integral electric oven/grill.

Landing

Access to loft space and doors leading to all upstairs rooms.

Bedroom One

3.5m x 2.7m (11'5" x 8'10")

Including fitted wardrobes. Window to front and coving to ceiling.

Bedroom Two

3.5m x 2.7m (11'5" x 8'10")

Window to rear and coving to ceiling.

Bedroom Three

2.3m x 1.8m (7'6" x 5'10")

Window to front.



Bathroom

Three piece bathroom suite comprising of; panelled bath with shower over, pedestal wash hand basin and low level flush installed. Window to rear.

Outside

FRONT: Offering a sloping tarmacked driveway with front gardens leading to front door access. Side access available to the rear.

REAR: Slabbed patio area, lawn, shed, fence panel with borders, mature shrubbery, side gate access to the front.

Freehold

We are advised by the vendor that the property is freehold. Bloore King and Kavanagh would stress that we have not checked the legal documents to verify the status of the property. A buyer is advised to obtain verification from their solicitor or surveyor.

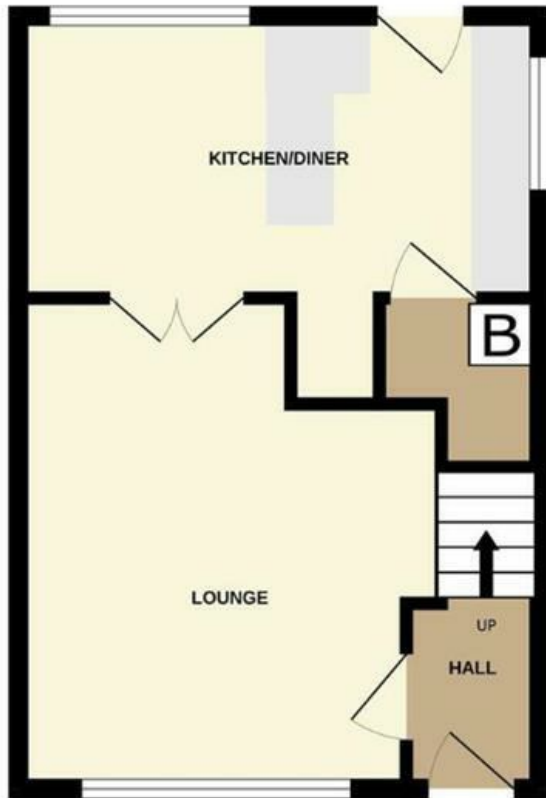
Brochure Declaration

FIXTURES AND FITTINGS: Only those items specifically mentioned in these sales particulars are included within the sale price. However, the fitted carpets, curtains, light fittings and other items (if any), whilst not included, are negotiable. B K and K have NOT tested any apparatus, equipment, fixture or fitting and so cannot verify they are in working order or fit for their purpose. The buyers are advised to obtain verification from their solicitor or surveyor. CONSUMER PROTECTION REGULATIONS 2008: These particulars have been prepared with care and approved by the vendors (where possible) as correct, but are intended as a guide to the property only, with measurements being approximate and usually the maximum size which may include alcoves, recesses or otherwise as described and you must NOT rely on them for any other purpose. The appearance of an item in any photograph does not mean that it forms part of the property or sale price. Always contact the appropriate branch for advice or confirmation on any points.

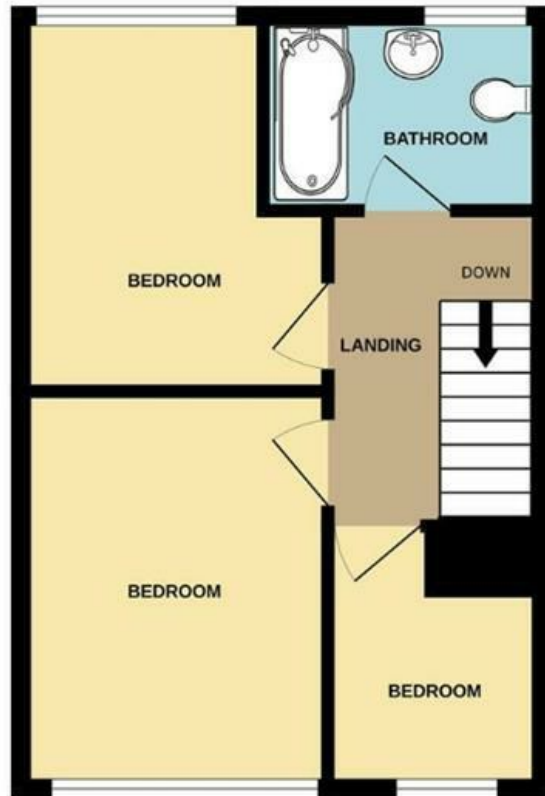
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GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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