



**15 Winchester Close**  
**Rowley Regis, B65 0PW**

**Asking Price £160,000**

## Property Description

We're pleased to present this two bedroom, mid terraced property in Winchester Close. Offering a short commute to Birchley Park island, M5 junction 2 and Rowley Regis train station. Convenient amenities also close by.

The property is briefly comprising of; lounge, fitted breakfast kitchen, two bedrooms and an upstairs house bathroom. Electric heating and double glazing throughout.

Front and rear gardens are available, and the property benefits from one allocated parking space to the rear of the building. An ideal first time buyer or buy to let investment purchase offering no upward chain.

EPC - E / CT Band - A

## 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.

## Approach

Shared front garden laid to lawn. Slabbed pathway to front door access.

## Entrance Hall

Stairs to first floor accommodation. Door into:

## Lounge

Window to front. Electric fire installed with surround. Opening into:

## Fitted Breakfast Kitchen

Good range of eye & low-level units incorporating: 1 1/2 stainless steel sink and drainer unit, built in electric oven/grill, with four ring electric hob and fitted extractor hood over, built in fridge freezer and built in slimline dishwasher. Plumbing for a washer available. Window and access to rear. Partly tiled walls and vinyl flooring. Under stairs storage available.

## Landing

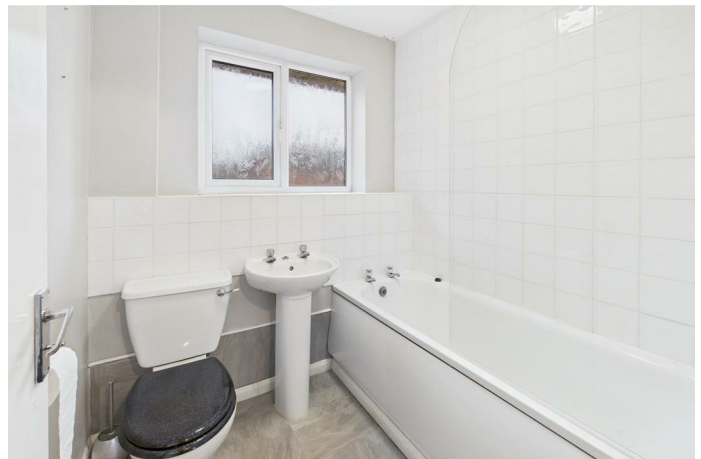
Doors to all upstairs rooms. Loft access available. Built in airing cupboard.

## Bathroom

Three piece bathroom suite comprising of; low level flush WC, pedestal wash hand basin and paneled bath with electric shower unit installed over. Window to rear. Partly tiled walls and vinyl flooring.

## Bedroom One

Window to front.



## Bedroom Two

Window to rear.

## Rear of the Property

Slabbed dining patio area on entry leading down to the rear garden, mainly laid to lawn. Slabbed pathway to the side leads to rear access through to allocated and communal parking to the rear. Shed installed.

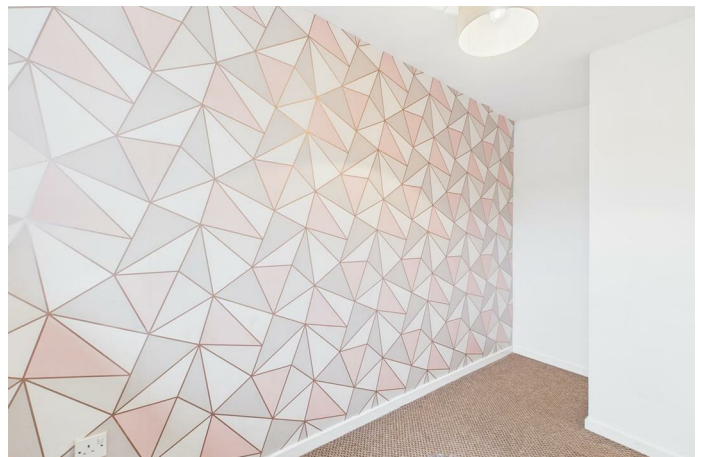
## Freehold

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.

**PLANNING PERMISSION/ BUILDING REGULATIONS:** Any reference to the property being extended, altered or converted in any way does not infer that planning permission or building regulations have been granted or applied for, nor do B K and K accept any responsibility for such not having been obtained. Prospective purchasers should always seek verification from their solicitor or surveyor on these aspects. **REFERRAL FEES:** We refer clients to a number of service providers for various reasons within the scope of our terms, in line with our business and with the client's permission (GDPR 2018). It is your decision whether you choose to deal with any of the companies we recommend however you should be aware that some of these companies provide Bloore King & Kavanagh with a referral fee for recommending them. Referral fees are a maximum of £175.





**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. **PLANNING PERMISSION/ BUILDING REGULATIONS:** Any reference to the property being extended, altered or converted in any way does not infer that planning permission or building regulations have been granted or applied for, nor do B K and K accept any responsibility for such not having been obtained. Prospective purchasers should always seek verification from their solicitor or surveyor on these aspects.

**REFERRAL FEES:** We refer clients to a number of service providers for various reasons within the scope of our terms, in line with our business and with the client's permission (GDPR 2018). It is your decision whether you choose to deal with any of the companies we recommend however you should be aware that some of these companies provide Bloore King & Kavanagh with a referral fee for recommending them. Referral fees are a maximum of £175.