

for sale

offers in the region of **£177,000**



Holly Road ROWLEY REGIS B65 0BH

A stylish and deceptively spacious Freehold coach house apartment in a convenient location offered for sale with NO UPWARD CHAIN. Benefitting from a private entrance, garage and parking to the rear, the property briefly comprises: lounge, re-fitted kitchen/dining room, bathroom, bedroom and dressing room. Viewing is highly recommended to appreciate the accommodation on offer.

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Approach

Hallway

The property has a pebbled frontage with pathway leading to the front door. Archway leads to the rear parking area with electric door to garage.

First Floor Landing

Door to garage, central heating radiator and stairs to first floor

Lounge

13' 5" max x 10' 8" (4.09m max x 3.25m)

Double glazed window to rear elevation, airing cupboard and doors leading to:

Re-Fitted Kitchen/Dining Room

17' 8" x 9' (5.38m x 2.74m)

Double glazed window to front elevation, wood effect flooring, central heating radiator and archway to kitchen

Bathroom

Re-fitted with a range of wall and base units with work surfaces over, sink and drainer, plumbing for washing machine, space for fridge freezer, integrated oven, gas hob with extractor over, spotlights to ceiling, cupboard housing re-fitted central heating boiler, space for table and chairs, double glazed windows to front and rear elevation

Bedroom One

10' x 10' (3.05m x 3.05m)

Comprising: shower cubicle, vanity unit with wash hand basin and low level w.c, tiled flooring, extractor, central heating radiator, part tiling to walls, double glazed obscured window to rear elevation

Dressing Room

11' 11" max x 7' 3" (3.63m max x 2.21m)

Double glazed window to rear elevation, wood effect flooring, central heating radiator, door to dressing room

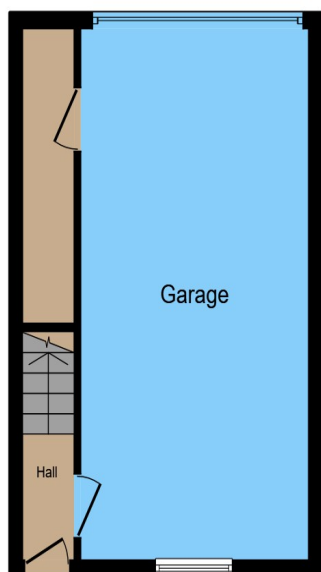
Garage

18' 1" x 9' 5" (5.51m x 2.87m)

Electric roller door to rear, door to hallway, storage cupboard and double glazed obscured window to front elevation







Ground Floor



First Floor

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

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Property Ref: HSW316682 - 0005

Tenure: Freehold EPC Rating: C

Council Tax Band: B

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