

For Sale

offers in the region of **£250,000**



Blackberry Lane Rowley Regis B65 8NE

A well-presented three bedroom semi-detached family home in a popular and convenient location within close proximity of Warrens Hall nature reserve. Benefitting from a driveway & garage, along with a re-fitted bathroom, this property is perfect for families. Contact Connells Halesowen to view.

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Approach

The property has a pleasant front garden with established shrubs, there is a driveway to the front, with large gates providing access to additional secure driveway & garage. There are steps down through the front garden to the front door, opening to:

Hallway

Central heating radiator, stairs up to first floor accommodation, storage cupboard, doors to:

Lounge

Central heating radiator, log burner, fitted blinds, double glazed bay window to front elevation.

Kitchen/Dining Room

Fitted with a range of wall and base units with work surfaces over, Belfast sink with mixer tap, range cooker, cooker hood over, integrated waste bins, integrated dishwasher, part tiled walls, spotlights to ceiling, space for dining table, double glazed window to rear elevation, tiled flooring, door to rear garden.

There is a separate utility area with space and plumbing for appliances and the boiler.

Landing

Double glazed window to side elevation, doors to:

Bedroom One

Central heating radiator, double glazed window to rear elevation.

Bedroom Two

Central heating radiator, fitted blinds, double glazed window to front elevation.

Bedroom Three

Central heating radiator, fitted blinds, double glazed window to front elevation.

Re-Fitted Family Bathroom

Fitted with low level W.C, bath with shower over, heated towel rail, tiled walls, loft hatch, double glazed obscured window to rear elevation.

Garage

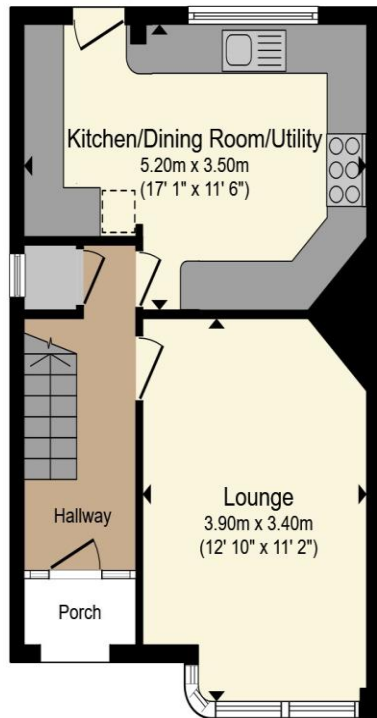
A separate garage accessed via the driveway or rear garden, secure behind large gates. The garage has an up and over door and a separate access door to the side.

Rear Garden

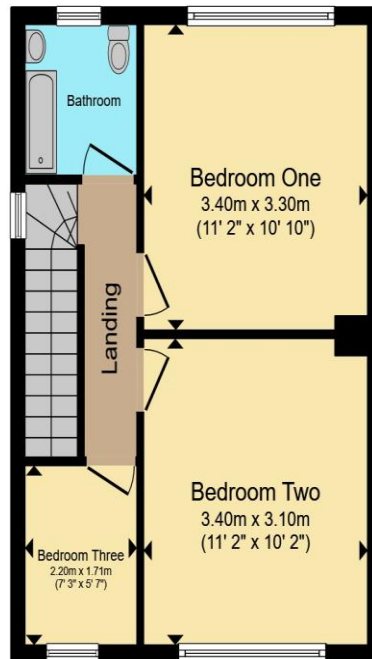
A pleasant rear garden fitted with a new porcelain patio, perfect for entertaining. There is a pebbled secure driveway behind large gates. A pathway leading to the garage door with planting beds. There are steps down to further garden. Outside tap.



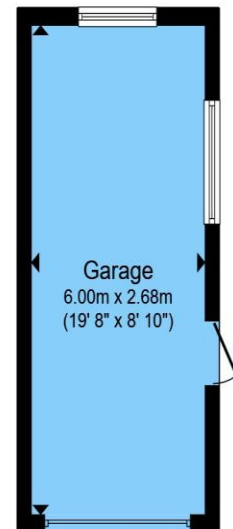




Ground Floor



First Floor



Garage

Total floor area 95.0 m² (1,023 sq.ft.) approx

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.propertybox.io

Connells

To view this property please contact Connells on

T 0121 550 6465
E halesowen@connells.co.uk

10 Hagley Road
HALESOWEN B63 4RG

Property Ref: HSW316760 - 0003

Tenure:Freehold EPC Rating: D

Council Tax Band: B

view this property online
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