

for sale

offers in the region of **£170,000**



## Powke Lane Rowley Regis B65 0AA

A deceptively spacious Freehold coach house apartment in a convenient location offered for sale with NO UPWARD CHAIN. Benefitting from a private entrance and parking to the rear, the property briefly comprises: ground floor reception room, lounge, kitchen with dining area, bathroom and large bedroom. Viewing is highly recommended to appreciate the accommodation on offer.

# Powke Lane Rowley Regis B65 0AA

## Approach

The property has a fore garden with front door opening to private hallway. The parking to the properties is at the rear with an allocated space for this property behind the garage door which is still in situ, the garage was converted by the previous owners into a reception room.

## Hallway

Central heating radiator, door to reception room and stairs to first floor accommodation

## Ground Floor Reception Room

Double glazed obscured window to front elevation, central heating radiator, door to storage cupboard

## First Floor Landing

Double glazed window to rear elevation, storage cupboard, doors leading to:

## Lounge

Triple glazed window to front elevation, central heating radiator, archway to dining area

## Dining Area

Triple glazed window to front elevation, central heating radiator and archway to kitchen

## Kitchen

Fitted with a range of wall and base units with work surfaces over, sink and drainer, plumbing for washing machine, space for appliances, gas hob with extractor over, integrated electric oven, cupboard housing central heating boiler, double glazed window to rear elevation

## Double Bedroom

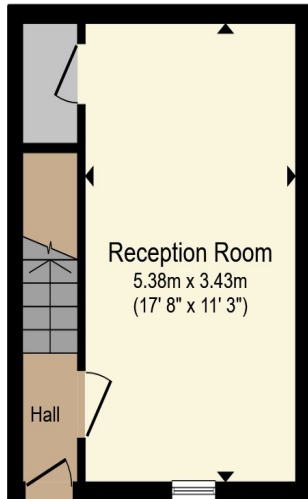
A lovely dual aspect bedroom with triple glazed window to front and double glazed window to rear elevation, central heating radiator



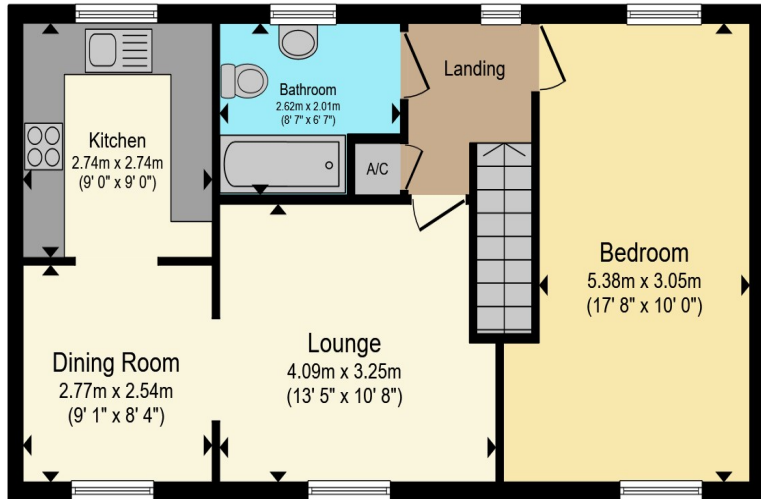
## Bathroom

Comprising: panelled bath with shower over, vanity unit with wash hand basin, low level w.c, central heating radiator and double glazed obscured window to rear elevation





**Ground Floor**



**First Floor**

Total floor area 77.5 m<sup>2</sup> (835 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



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Property Ref: HSW316461 - 0006

Tenure:Freehold EPC Rating: C

Council Tax Band: B

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