

for sale

offers in the region of **£210,000**



## Ross Rowley Regis B65 8BW

A three bedroom town house conveniently located for shops, schools and transport links. Sold with NO UPWARD CHAIN, the property briefly comprises: hallway, lounge, kitchen, downstairs w.c, two bedrooms and bathroom to the first floor and further bedroom with dressing room and ensuite to the second floor, rear garden and garage to the rear.

# Ross Rowley Regis B65 8BW

## Approach

The property has walled fore garden with pathway to front door

## Hallway

Wood effect flooring, central heating radiator, stairs to first floor and doors leading to:

## Kitchen

Fitted with a range of wall and base units with work surfaces over, sink and drainer, part tiling to walls, integrated oven, space for appliances, plumbing for washing machine, double glazed window to front elevation,

## Downstairs W.C

Low level w.c, vanity wash hand basin, double glazed obscured window to front elevation, central heating radiator

## Lounge

Double glazed French doors open to the rear garden, wood effect flooring, central heating radiator and under stairs storage cupboard

## First Floor Landing

Stairs to second floor accommodation, central heating radiator, doors leading to:

## Bedroom Two

Double glazed window to front elevation, central heating radiator

## Bedroom Three

Double glazed window to rear elevation, central heating radiator



## Bathroom

Comprising: bath, part tiling to walls, vanity unit with wash hand basin, low level w.c, heated towel rail. part tiling to walls

## Second Floor

Door leading to:

## Bedroom One

Double glazed window to front elevation, central heating radiator, archway to dressing room

## Dressing Room

Double glazed window to rear, door to en-suite

## En-Suite

Comprising: shower cubicle, vanty wash hand basin, low level w.c, Double glazed window to rear, heated towel rail, part tiling to walls

## Rear Garden

Patio and lawns with fencing to borders and door to rear garage

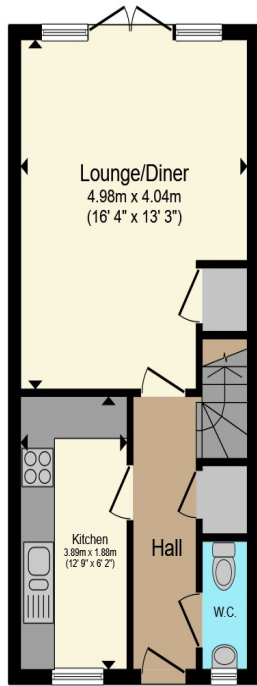
## Garage

Up and over door and door to rear garden

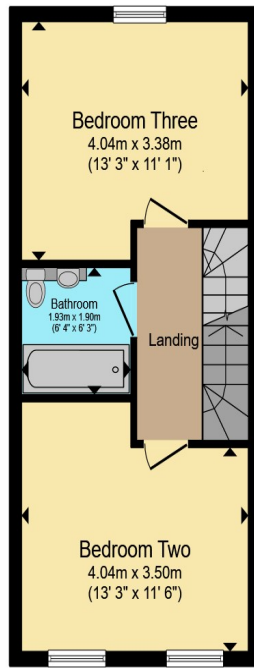
## Agents Note

This is a corporate property sale and therefore the property is sold as seen and limited information is available for the sellers enquiry form, any queries must be made via your legal representative

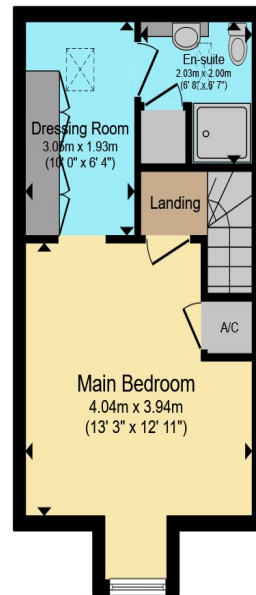




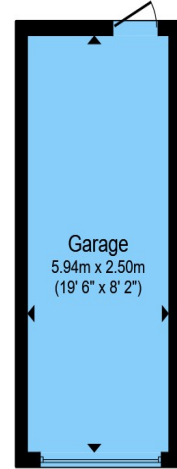
**Ground Floor**



**First Floor**



**Second Floor**



**Garage**

Total floor area 115.7 m<sup>2</sup> (1,246 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](http://www.propertybox.io)



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10 Hagley Road  
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Property Ref: HSW316657 - 0003

Tenure:Freehold EPC Rating: C

Council Tax Band: C

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