

for sale

offers in the region of **£190,000**



Gorsty Hill Road ROWLEY REGIS B65 0HA

A three bedroom Victorian terraced property in a popular and convenient location close to shops, transport links and other local amenities. The property is well-presented throughout and benefits from deceptively spacious accommodation throughout, making this property perfect for first time buyers.

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Approach

There is a low wall with decorative railings, gated front access to pathway leading to front door. There is also private side access to the rear.

Reception Room One

Central heating radiator, double glazed bow window to front elevation, door to:

Reception Room Two

Door to cellarette, storage cupboard, double glazed window to rear elevation, stairs up to first floor accommodation, door to:

Rear Hall

Tiled flooring, door to rear courtyard, door to:

Kitchen

Fitted with a range of wall and base units with work surfaces over, sink and drainer, space and plumbing for appliances, boiler, integrated oven, electric hob, cooker hood over, part tiled walls, double glazed window to side elevation, door to:

Bathroom

A good sized bathroom with low level W.C, pedestal wash hand basin, bath with shower over, tiled walls, double glazed obscured window to side elevation.

Landing

Doors to:



Bedroom One

Two double glazed windows to front elevation, storage cupboard, central heating radiator.

Bedroom Two

Double glazed window to rear elevation, central heating radiator.

Bedroom Three

Double glazed window to rear elevation, central heating radiator.

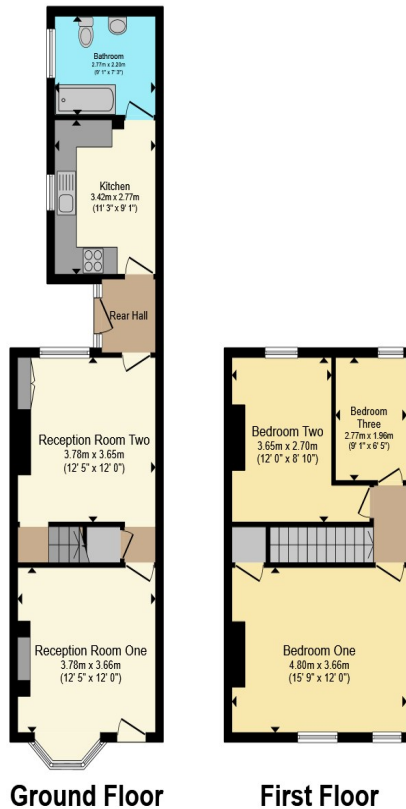
Courtyard Garden

Gated side passage to front of the property, slabbed courtyard garden with pebbled borders and wood shed.

AmI Fee

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead





Total floor area 90.8 m² (977 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: HSW316881 - 0004

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: A

view this property online
connells.co.uk/Property/HSW316881



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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