

For Sale

offers in the region of **£350,000**



Oldbury Road Rowley Regis B65 0NW

A four bedroom detached family home in a popular and convenient location close to Rowley Regis train station, shops and other local amenities. The property benefits from spacious and versatile accommodation throughout. Contact Connells Halesowen to arrange a viewing.

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Approach

The property has a secure gated driveway, wall and railing enclosed, block paved driveway, gated side access to rear garden, front door opening to:

Hallway

Tiled flooring with underfloor heating, central heating radiator, storage cupboard, stairs up to first floor accommodation, doors leading to:

Kitchen

Fitted with a range of wall and base units with work surfaces over, one and a half sink and drainer, space for appliances, range cooker, part tiled walls, tiled flooring with underfloor heating, double glazed bow window to front elevation.

Wet Room

A convenient shower/wet room with low level W.C, vanity wash hand basin, tiled flooring, shower, extractor, tiled walls.

Bedroom Four/Utility Space

There is access to bedroom four via a utility space. The bedroom has a central heating radiator and double glazed bi-fold doors to front elevation, there is also a door to storage space with sink and drainer.

The utility space has plumbing for appliances and contains the boiler.

Lounge/Dining Room

Tiled flooring with underfloor heating, central heating radiator, space for dining table, spotlights to ceiling, double glazed window to rear elevation, double glazed patio doors opening to rear garden.

Landing

Double glazed window to side elevation, loft hatch, storage cupboard, doors leading to:

Bedroom One

Central heating radiator, double glazed window to rear elevation, door to en-suite.

En-Suite

Tiled flooring with underfloor heating, low level W.C, pedestal wash hand basin, jacuzzi bath/shower cubicle, extractor, tiled walls, double glazed obscured window to rear elevation.

Bedroom Two

Central heating radiator, double glazed window to front elevation.

Bedroom Three

Central heating radiator, double glazed window to front elevation.



Shower Room

Tiled flooring with underfloor heating, tiled walls, low level W.C, wash hand basin, heated towel rail, shower cubicle, extractor, double glazed obscured window to side elevation.

Rear Garden

A pleasant fence enclosed rear garden with large patio, step down to lawn, outside electric socket, gated side access to frontage.

Agents Note

Please be aware that bedroom four is accessed via utility space and can be use with versatility.

Aml 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 126.0 m² (1,356 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 420 3611
E bearwood@connells.co.uk

122-123 Poplar Road Bearwood
 SMETHWICK B66 4AP

Property Ref: HSW316891 - 0002

Tenure: Freehold EPC Rating: C

Council Tax Band: D

view this property online
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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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