

for sale

offers in the region of **£250,000**



## Regis Gardens Rowley Regis B65 8BH

A well-presented two bedroom detached bungalow on a desirable corner plot with well-kept grounds. This bungalow is located in a sought after area, close to shops, transport links and other local amenities. The property is well-maintained and benefits from a driveway and a garage. Offered with NO UPWARD CHAIN. Briefly comprising: entrance hall, lounge, kitchen, two bedrooms, large shower room, pleasant rear garden, driveway, garage, well-maintained front garden. Viewing is highly recommended to appreciate the accommodation on offer.



# Regis Gardens Rowley Regis B65 8BH

## Approach

The property has fantastic kerb appeal with a well-maintained front garden and the lawn wrapping around the front of the property, there is a planting area in the centre of the lawn, pebbled borders, slabbed pathway leading to front door, driveway with access to garage.

## Entrance Hall

Central heating radiator, two storage cupboards, loft access, doors leading to:

## Lounge/Dining Area

11' 6" max x 16' 9" ( 3.51m max x 5.11m )

Two central heating radiators, re-fitted electric fireplace, space for dining table, double glazed patio doors opening to rear garden, door leading to:

## Kitchen

6' 9" x 7' 9" max ( 2.06m x 2.36m max )

Fitted with a range of wall and base units with work surfaces over, sink and drainer, part tiling to walls, oven with gas hob, extractor over, central heating radiator, space for plumbing and appliances, wood effect flooring, double glazed window to side elevation, fitted blinds.

## Bedroom One

9' 10" x 12' 9" into bay ( 3.00m x 3.89m into bay )

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

## Bedroom Two

6' 10" x 7' 9" max ( 2.08m x 2.36m max )

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

## Large Shower Room

Tiled flooring, large shower cubicle, vanity wash hand basin, low level W.C, heated towel rail, spotlights to ceiling, double glazed obscured window to front elevation.

## Pleasant Rear Garden

A pleasant, low maintenance rear garden that is not overlooked. Slabbed patio area with steps up to further patio, there are planting borders for shrubbery/flowers, gated access to frontage/driveway, side door to garage, fence enclosed.



## Garage

8' 2" max x 17' ( 2.49m max x 5.18m )

Up and over garage door, lighting, double glazed obscured window to side elevation.







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.focalagent.com](http://www.focalagent.com)

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Property Ref: HSW316051 - 0005

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: B

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