

For Sale

offers in the region of **£325,000**



Penn Road ROWLEY REGIS B65 0PQ

An extended and deceptively spacious four bedroom semi-detached home in a cul-de-sac location conveniently located for shops, schools and transport links. Occupying a good sized plot with a superb garden perfect for families and driveway to the front with EV charger. Offered with NO UPWARD CHAIN and briefly comprising: hallway, open plan lounge and dining room, downstairs w.c, conservatory, fitted kitchen, four bedrooms and family bathroom. Viewing is recommended to appreciate the accommodation on offer.

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Approach

The property has a driveway to the front with gate to rear garden, EV charging point, door to garage/storage, front door opens to hallway

Hallway

Central Heating radiator, stairs to first floor accommodation, door to lounge

Lounge/Dining Room

Double glazed bow window to front elevation, central heating radiator, coving to ceiling, archway to open-plan dining room with patio doors to conservatory, further central heating radiator and door to inner hall

Conservatory

Double glazed window to rear elevation, door to rear garden, door to w.c and cupboard housing central heating boiler. Door opens to inner hall

Downstairs WC

Low level w.c, wash hand basin, double glazed obscured window to rear elevation

Inner Hall

Door to under stairs cupboard, archway to kitchen

Kitchen

Fitted with a range of wall and base units with work surfaces over, sink and drainer, gas hob with cooker hood over, integrated dishwasher, space for fridge freezer, double oven, part tiling to walls, double glazed windows to front and rear elevation



First Floor Landing

Double glazed obscured window to side elevation, central heating radiator and doors leading to:

Bedroom One

Double glazed window to front and rear elevation, central heating radiator and coving to ceiling

Bedroom Two

Double glazed window to rear elevation, central heating radiator, built in wardrobes

Bedroom Three

Double glazed window to front elevation, central heating radiator, two built in cupboards and access to part boarded loft space

Bedroom Four

Double glazed window to front elevation, central heating radiator

Family Bathroom

Comprising: bath, low level w.c, shower cubicle, vanity wash hand basin, central heating radiator, tiling to walls, double glazed obscured window to rear elevation

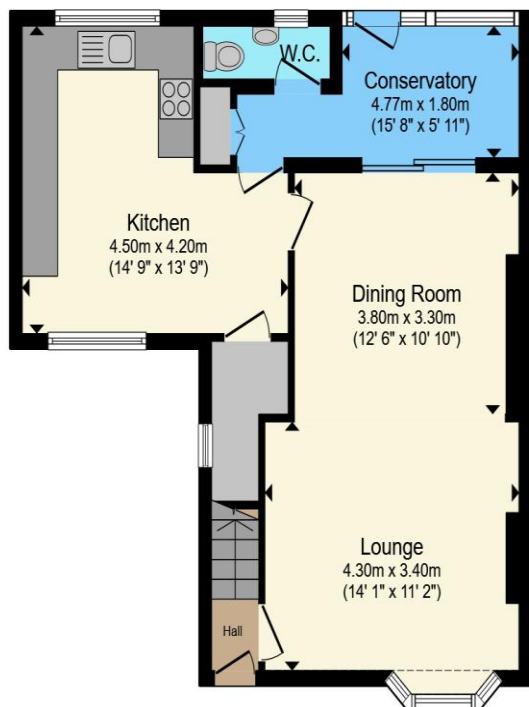
Rear Garden

A good-sized rear garden perfect for families and entertaining with decked patio area, lawn beyond, fencing and walled borders, outside tap, timber shed, gate to front access. There is a garage/storage space with door to the front

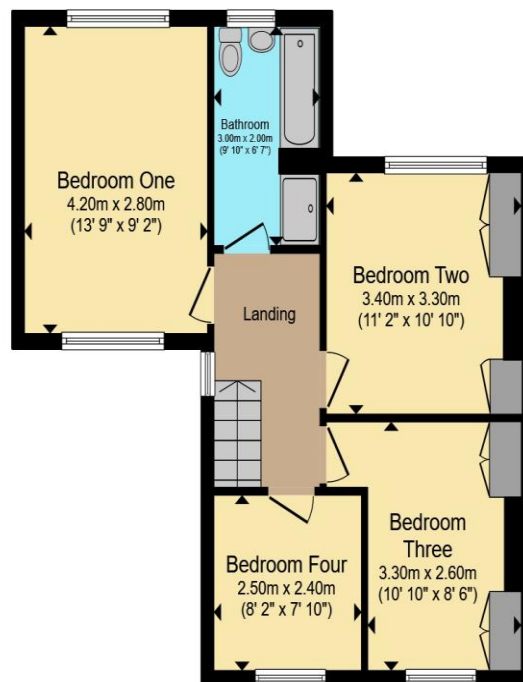
Aml

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





Ground Floor



First Floor

Total floor area 112.0 m² (1,206 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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SMETHWICK B66 4AP

Property Ref: HSW316735 - 0004

Tenure: Freehold EPC Rating: D

Council Tax Band: A

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