

for sale

offers in the region of **£220,000**



## Perry Park Road Rowley Regis B65 0BW

A well-presented and extended bungalow in a popular location with far reaching views to the rear and driveway to the front. Viewing is essential to appreciate this delightful property which briefly comprises: porch, lounge, re-fitted kitchen, double bedroom, shower room, garden room/sitting room, lovely rear garden with access and driveway to the front. Conveniently located for shops and transport links this is an ideal property for downsizing to a well-appointed bungalow which has been maintained and updated to a good standard throughout.

# Perry Park Road Rowley Regis B65 0BW

## Approach

The property has a driveway to the front with double glazed door opening to porch

## Porch

Double glazed windows and further door opens to lounge

## Lounge

Double glazed bow window to front elevation, central heating radiator, wall lights, electric fire, door to kitchen and door to inner hall

## Inner Hall

Door to shower room and door to bedroom

## Shower Room

Comprising: shower cubicle, vanity wash hand basin, low level w.c,

## Double Bedroom

Double glazed door opening to the garden room, central heating radiator

## Fitted Kitchen

Fitted with a range of wall and base units with work surfaces over, integrated oven, electric hob with extractor over, plumbing for washing machine, integrated dishwasher, space for appliances, sink and drainer, part tiling to walls, breakfast bar, under cupboard lighting, central heating radiator, double glazed door to garden room

## Garden Room/Sitting Room

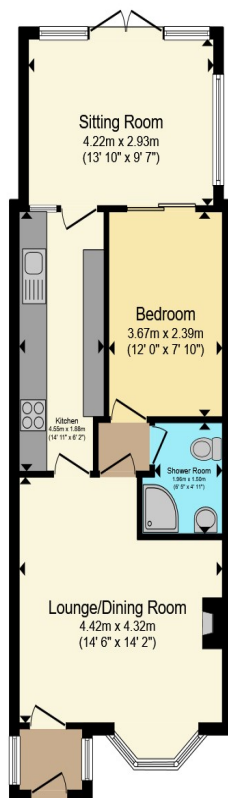
A fantastic addition to the home, this garden room has tiled pitched roof, spotlights to ceiling, obscured window to side elevation, double glazed French doors opening to the rear garden to enjoy the far reaching views. Could also be used as an occasional bedroom if needed



## Rear Garden

A pleasant and private rear garden with lawned area, fencing to borders, patio with steps down to decked area, pathway to gated rear access. Enjoying far reaching and impressive views to the rear.





Total floor area 54.4 m<sup>2</sup> (586 sq.ft.) approx

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Property Ref: HSW316596 - 0004

Tenure:Freehold EPC Rating: C

Council Tax Band: B

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