

# Grove.

FIND YOUR HOME



1 Britannia Gardens  
Rowley Regis,  
West Midlands  
B65 8DT

£340,000





On the quiet cul-de-sac of Britannia Gardens, Rowley Regis, this detached bungalow offers accommodation for those seeking a peaceful retirement retreat or downsizing. One of the standout features of this property is the parking space available for multiple vehicles. The outdoor space surrounding the bungalow provides opportunities for gardening or simply enjoying the fresh air. Located in a peaceful neighbourhood, this bungalow is well-positioned to benefit from local amenities, schools, and transport links, making it an excellent choice for those looking to settle in a friendly community.

The approach comprises of a tarmac driveway with detached garage, side access to the rear via a gate and slabbed steps up to the front entrance. Inside is a reception area, kitchen, conservatory, two bedrooms and shower room. The garden is slabbed with a further raised stone chipping area.

In summary, this detached bungalow in Britannia Gardens is a wonderful opportunity for anyone seeking a comfortable and practical living space in Rowley Regis. With its appealing features and prime location, it is sure to attract interest from a variety of potential buyers. JH  
28/08/2025 V2 EPC=D













#### Approach

Via slabbed steps to front door with railings, rockery to the side, tarmac driveway, side access.

#### Entrance hall

Double glazed obscured front door, vertical central heating radiator, loft access and doors into bathroom, two bedrooms and reception room.

#### Reception room 10'2" x 17'4" (3.1 x 5.3)

Two double glazed windows to front, double glazed opening doors into conservatory, coving to ceiling, central heating radiator, door to kitchen, feature fireplace with surround.

#### Kitchen 7'2" x 12'9" (2.2 x 3.9)

Double glazed window overlooking rear garden, double glazed obscured door to rear, central heating radiator, door into pantry housing central heating boiler, matching wall and base units with roll top surface over, splashback tiling to walls, sink with drainer and mixer tap, integrated oven, hob, extractor.

#### Conservatory 10'2" x 9'6" (3.1 x 2.9)

Double glazed windows to surround, double glazed opening doors to rear.



Bedroom one 11'9" x 10'2" (3.6 x 3.1)

Double glazed window to front, central heating radiator, fitted wardrobes.

Bedroom two 11'9" x 7'2" (3.6 x 2.2)

Double glazed window to side, central heating radiator.

Shower room

Double glazed obscured window to rear, low level flush w.c., pedestal wash hand basin with mixer tap, shower cubicle, vertical towel rail.

Rear garden

Slabbed patio area with raised stone chipping area, outside tap.

Detached garage

Up and over garage door.

Tenure

References to the tenure of a property are based on information supplied by the seller. We are advised that the property is freehold. A buyer is advised to obtain verification from their solicitor.

Council Tax Banding

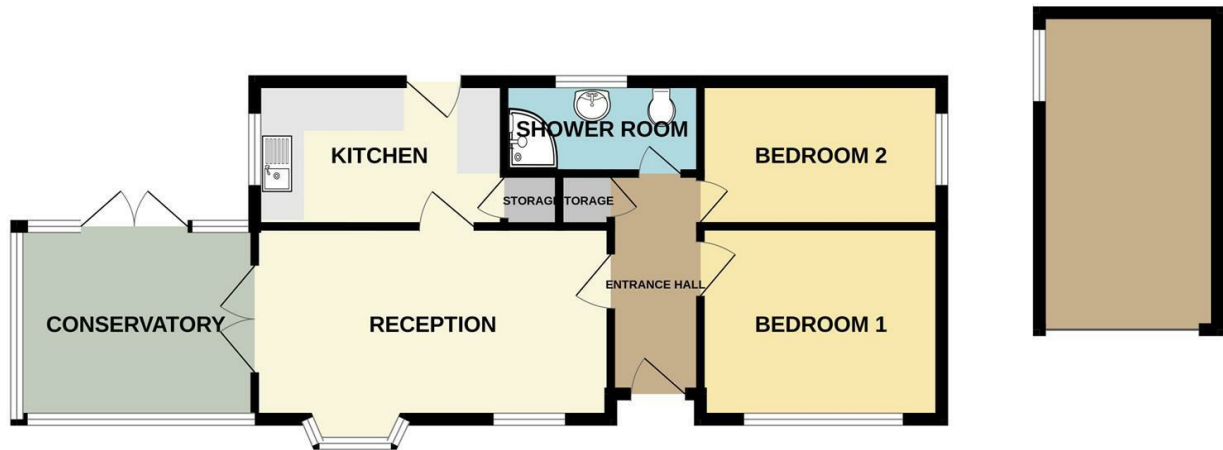
Tax Band is

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## GROUND FLOOR



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