

for sale

offers in the region of **£195,000**



Rowington Avenue Rowley Regis B65 9QP

A well presented two bedroom property in a popular and convenient location close to transport links, shops and other local amenities. Thoughtfully improved by the current owners, this property benefits from a re-fitted kitchen & bathroom and a good sized rear garden. Perfect for first time buyers and briefly comprising: lounge, re-fitted kitchen, conservatory, two good sized bedrooms, re-fitted bathroom, good sized rear garden. Viewing is highly recommended to appreciate the accommodation on offer.

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Approach

The property has composite fencing to the front with a pebbled fore garden, there is a pathway leading to the front door opening to:

Lounge

Wood effect flooring, central heating radiator, triple glazed window to front elevation, door to:

Inner Hall

Storage cupboard, stairs up to first floor accommodation, central heating radiator, triple glazed window to rear elevation, doors to:

Re-Fitted Kitchen

A stunning re-fitted kitchen fitted with a range of wall and base units with work surfaces over, one and a half sink and drainer, integrated oven, electric hob, extractor over, under-unit lighting, central heating radiator, wood effect flooring, double glazed window to rear elevation.

Conservatory

A good sized conservatory with double glazed windows to side and rear elevations, wood effect flooring, double glazed French doors opening to rear garden. THIS CONSERVATORY HAS BEEN FITTED WITH A NEW ROOF TO IMPROVE FUNCTIONALITY.

Landing

Loft hatch, doors to:

Bedroom One

Central heating radiator, triple glazed window to rear elevation.

Bedroom Two

Central heating radiator, triple glazed window to rear elevation.



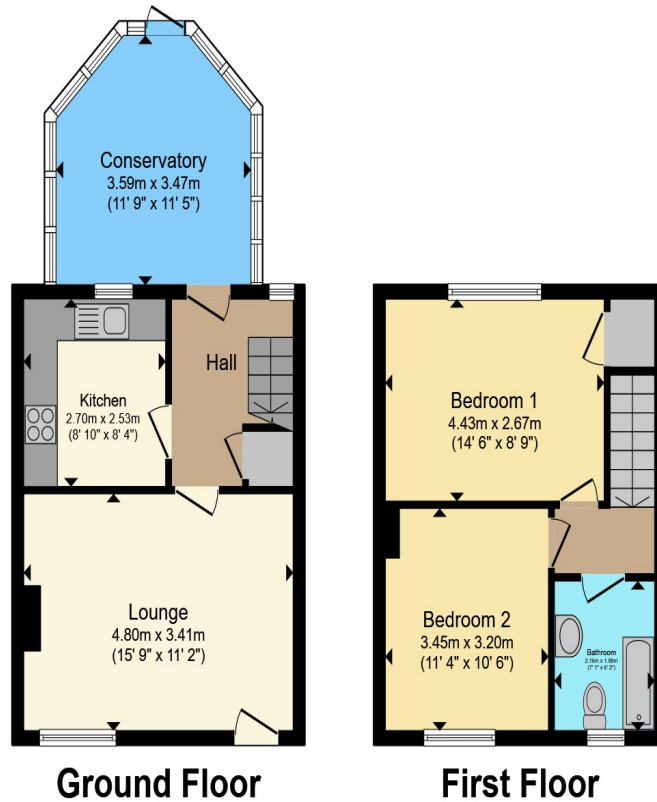
Re-Fitted Bathroom

Bath with shower over, vanity wash hand basin, low level W.C, vanity mirror with light, central heating radiator, part tiled walls, wood effect floor, triple glazed obscured window to front elevation.

Rear Garden

A pleasant and good sized rear garden with a very well kept lawn, patio area, further patio area with pergola, planting beds to rear, outside tap, wood shed, shared gated access to the front of the property.





Total floor area 71.4 m² (769 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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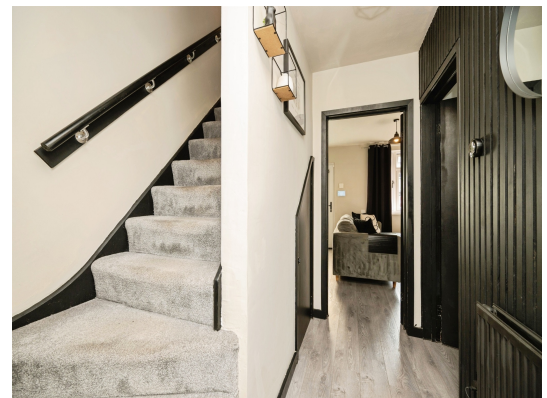
10 Hagley Road
 HALESOWEN B63 4RG

Property Ref: HSW316742 - 0008

Tenure: Freehold EPC Rating: D

Council Tax Band: A

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