

for sale

offers in the region of **£240,000**



Mincing Lane Rowley Regis B65 9QF

Recently refurbished to a high standard throughout, this three bedroom semi-detached home benefits from secure off road parking to the rear and is offered for sale with NO UPWARD CHAIN. Briefly comprising: porch, hallway re-fitted kitchen with appliances, open plan lounge & dining room, three bedrooms, re-fitted bathroom, good sized rear garden with gate to rear giving access to the shared gated parking with storage/garage. Ideal for first time buyers, early viewing is recommended.

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Approach

The property has a shared pathway to the front leading up to the property with lawn to the side, gate to rear access and double glaze door opening to porch

Porch

Meter cupboard and further door opening to hallway

Hallway

Stairs to first floor accommodation, central heating radiator, wood effect flooring and door to kitchen

Re-Fitted Kitchen

11' 6" plus recess x 6' 10" max (3.51m plus recess x 2.08m max)

Re-fitted with a range of wall and base units with work surfaces over, integrated dishwasher, integrated oven with gas hob and extractor over, glass splashback, wood effect flooring, double glazed window to rear elevation, useful storage recess, door to lounge

Dining Room

11' 5" x 10' max (3.48m x 3.05m max)

Recently fitted double glazed patio doors opening to rear garden, electric fire with surround, coving to ceiling and archway to lounge

Lounge

12' 9" into bay x 10' 9" max (3.89m into bay x 3.28m max)

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

First Floor Landing

Double glazed obscured window to side elevation, access to loft space and doors leading to:

Bedroom One

11' 5" x 10' max (3.48m x 3.05m max)

Double glazed window to rear elevation, central heating radiator, new carpet

Bedroom Two

10' 10" x 9' 5" (3.30m x 2.87m)

Double glazed window to front elevation, central heating radiator, new carpet



Bedroom Three

7' 5" x 6' 11" max (2.26m x 2.11m max)

Double glazed window to front elevation, central heating radiator, new carpet.

Agents note: small area of floor is reduced due to stair bulkhead

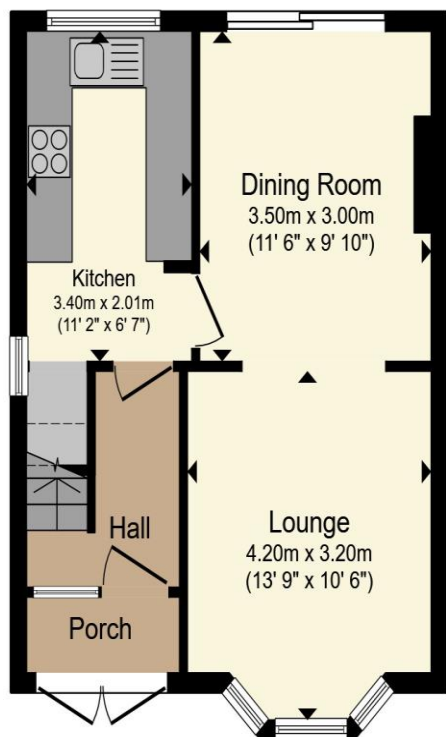
Re-Fitted Bathroom

Comprising: 'P' shaped bath with mixer shower over, vanity wash hand basin, low level w.c, central heating radiator, airing cupboard housing central heating boiler, double glazed obscured window to rear elevation

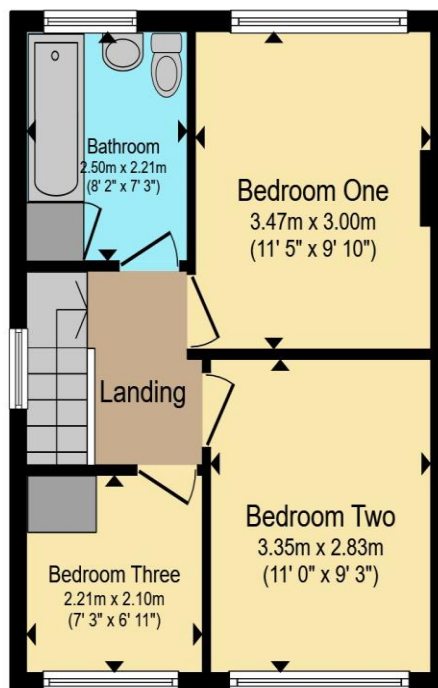
Rear Garden

A good sized rear garden with gate to front access, patio area with lawns beyond, pebbled area, gate to rear giving access to the shared and secure parking area with concrete garage/storage (in need of some repair).





Ground Floor



First Floor

Total floor area 73.0 m² (786 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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T 0121 550 6465
E halesowen@connells.co.uk

10 Hagley Road
 HALESOWEN B63 4RG

Property Ref: HSW316306 - 0003

Tenure: Freehold EPC Rating: D

Council Tax Band: B

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