

## For Sale

offers in the region of **£220,000**



### Belle Vue Gardens Rowley Regis B65 9LX

Do not miss out on this well-presented two bedroom semi-detached home situated on a private drive in this convenient location close to shops, schools and transport links. Ideal for first time buyers and downsizers, contact Connells Halesowen to arrange a viewing

# Belle Vue Gardens Rowley Regis B65 9LX

## Approach

The property is approached via shared private driveway with pathway to the front door, driveway to the side with gated access to the rear garden

## Hallway

Stairs to first floor accommodation, central heating radiator, wood effect flooring, under stairs storage, doors leading to:

## Kitchen

Fitted with a range of wall and base units with work surfaces over, sink and drainer, space for fridge freezer, plumbing for washing machine, space for cooker, central heating radiator, part tiling to walls, double glazed window to front elevation

## Lounge

Double glazed window to side elevation, bi-fold doors opening to conservatory, gas fire with feature surround, wood effect flooring and central heating radiator

## Conservatory

Double glazed windows to side and rear elevation, tiled flooring with under floor heating, ceiling light and blinds

## First Floor Landing

Loft access, airing cupboard housing central heating boiler and doors leading to:

## Bedroom One

Double glazed window to rear elevation, central heating radiator

## Bedroom Two

Double glazed window to front elevation, central heating radiator

## Bathroom

Comprising: bath with shower over, wash hand basin, low level w.c, tiled flooring, heated towel rail, tiled walls and double glazed obscured window to side elevation

## Rear Garden

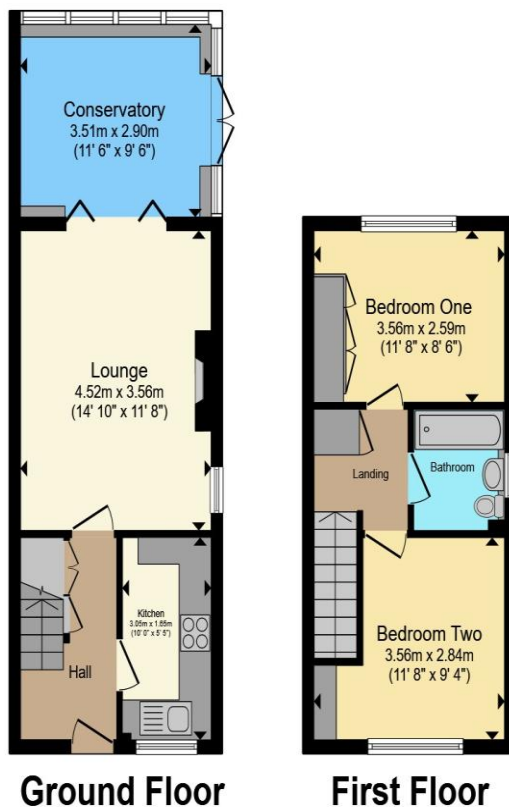
Decked patio with gate to front access, outside tap and sockets, lawn beyond with fencing and trees to borders, timber shed with power

## 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







Total floor area 65.6 m<sup>2</sup> (707 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](http://www.propertybox.io)

**Connells**

To view this property please contact Connells on

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Property Ref: HSW316887 - 0002

Tenure: Freehold EPC Rating: C

Council Tax Band: B

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