

for sale

offers in the region of **£250,000**



## Ross ROWLEY REGIS B65 8BW

This three bedroom traditional end-terraced property is situated in a popular and convenient location close to shops, transport links and other local amenities. Offered with NO UPWARD CHAIN, the property benefits from versatile accommodation throughout. Briefly comprising: entrance hall, two versatile reception rooms, inner hall, kitchen, three bedrooms, bathroom, converted loft room, rear garden. Viewing is recommended to appreciate the accommodation on offer.

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## Approach

The property has a low walled frontage with a pathway leading to front door, opening to:

## Entrance Hall

Door opening to:

## Hallway

Wood effect flooring, door to cellarette, door to reception room one, archway to reception room two.

## Reception Room One

9' 10" max x 12' 6" plus bay ( 3.00m max x 3.81m plus bay )

Central heating radiator, double glazed bay window to front elevation.

## Reception Room Two

11' 4" x 13' max ( 3.45m x 3.96m max )

Fireplace, central heating radiator, stairs up to first floor accommodation, double glazed window to side elevation, door to:

## Inner Hall

5' 10" max x 6' 4" ( 1.78m max x 1.93m )

Space and plumbing for appliances, double glazed window to side elevation, wall units with work surfaces over, door to:

## Kitchen

9' x 13' 1" max ( 2.74m x 3.99m max )

Fitted with a range of wall and base units with work surfaces over, one and a half sink and drainer, range cooker, cook hood over, tiled splashback, space for appliances, tiled flooring, electric heater, double glazed window to rear elevation, double glazed patio doors opening to rear garden.

## Landing

Central heating radiator, door with stairs up to converted loft room, doors leading to:

## Bedroom One

10' 6" max x 12' 6" ( 3.20m max x 3.81m )

Two fitted wardrobes, central heating radiator, double glazed window to front elevation.



## Bedroom Two

7' 10" x 12' 10" max ( 2.39m x 3.91m max )

Central heating radiator, double glazed window to rear elevation, archway to generous storage.

## Bedroom Three

6' 1" x 9' 3" ( 1.85m x 2.82m )

Central heating radiator, double glazed window to front elevation.

## Bathroom

Bathtub, shower cubicle, pedestal wash hand basin, low level W.C, part tiling to walls, wood effect flooring, spotlights to ceiling.

## Converted Loft Room

16' 9" max x 18' 6" max ( 5.11m max x 5.64m max )

A convenient converted loft space with two double glazed skylight windows, door to storage.

## Loft Storage

6' 9" max x 8' 4" max ( 2.06m max x 2.54m max )

Double glazed skylight window, boiler.

## Rear Garden

There is a patio area with a decked seating area, perfect for entertaining, lawn beyond, well established shrubs, two wood sheds, gated side access to front of property,





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.focalagent.com](http://www.focalagent.com)

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Property Ref: HSW316225 - 0004

Tenure:Freehold EPC Rating: D

Council Tax Band: A

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