

for sale

offers in the region of **£210,000**



Wedgwood Avenue Rowley Regis B65 8FF

Perfect for first time buyers, this well-presented two bedroom terraced home is conveniently located and benefits from off-road parking. Briefly comprising: hallway, lounge, kitchen/dining room, downstairs W.C, two good sized bedrooms, family bathroom, pleasant rear garden and off road parking. Viewing is highly recommended to appreciate the accommodation on offer.

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Approach

The property has a driveway to the front with a pathway leading to storm porch and front door opening to:

Entrance Hall

Stairs up to first floor accommodation, central heating radiator, door to:

Lounge

Two central heating radiators, double glazed window to front elevation, door to:

Kitchen/Dining Room

Fitted with a range of wall and base units with work surfaces over, one and a half sink and drainer, integrated oven, gas hob, cooker hood over, splashback, space and plumbing for appliances, space for dining table, spotlights to ceiling, central heating radiator, storage cupboard, double glazed French doors opening to rear garden, double glazed window to rear elevation, door to W.C.

Downstairs W.C

A convenient downstairs W.C with central heating radiator, pedestal wash hand basin, low level W.C.

Landing

Loft hatch, doors leading to:

Bedroom One

Central heating radiator, built in wardrobes, double glazed window to rear elevation.

Bedroom Two

Storage cupboard, central heating radiator, two double glazed window to front elevation.

Bathroom

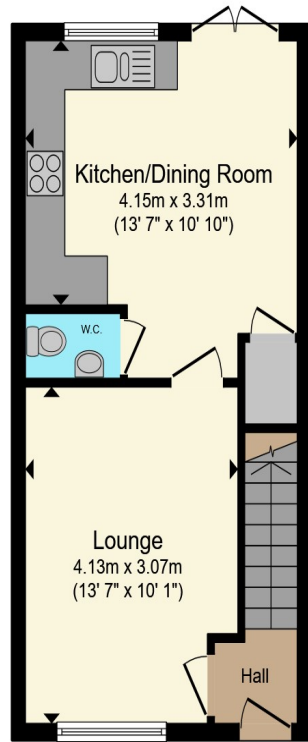
Wood effect flooring, low level W.C, pedestal wash hand basin, bath with shower over, part tiling to walls, extractor, heated towel rail, spotlights to ceiling.



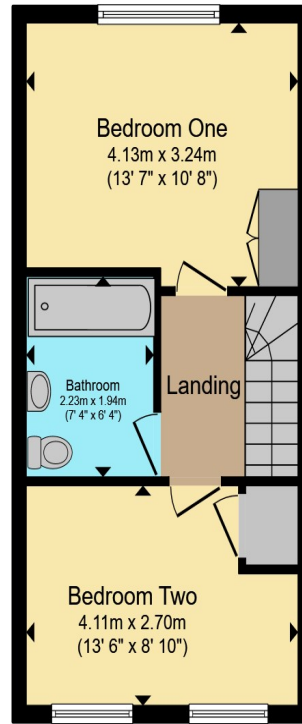
Pleasant Rear Garden

A pleasant, fence enclosed rear garden with patio area, lawn beyond, gated access to rear, providing rear access with passage to the road.





Ground Floor



First Floor

Total floor area 69.2 m² (744 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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Property Ref: HSW316505 - 0002

Tenure:Freehold EPC Rating: B

Council Tax Band: B

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