

for sale

offers in the region of **£195,000**



Cromwell Close ROWLEY REGIS B65 8PT

A three bedroom semi-detached property in a popular location close to Warrens Hall Nature Reserve, schools and transport links. Offered with NO UPWARD CHAIN and benefitting from a good sized rear garden and versatile accommodation throughout, this property is perfect for first time buyers.

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Approach

The property has a pleasant front garden with well established shrubs, there is a pathway and steps down to gated side access and the front door opening to:

Hallway

Central heating radiator, stairs up to first floor accommodation, double glazed obscured window to side elevation, doors to

Lounge

Fireplace, central heating radiator, double glazed window to front elevation.

Kitchen

Fitted with a range of wall and base units with work surfaces over, sink and drainer, space and plumbing for appliances, cooker hood, storage cupboard/pantry, electric heater, part tiled walls, tiled flooring, door to rear garden, double glazed window to rear elevation, door to:

Dining Room

Central heating radiator, double glazed window to rear elevation.

Landing

Loft hatch, double glazed obscured window to side elevation, doors to:

Bedroom One

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

Bedroom Two

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

Bedroom Three

Central heating radiator, fitted wardrobe, double glazed window to front elevation.



Family Bathroom

Bath with shower over, wash hand basin, low level W.C, central heating radiator, storage cupboard, extractor, tiled walls, tiled flooring, double glazed obscured window to rear elevation.

Outdoor W.C & Storage

Located in the rear garden, there is a brick built structure with a W.C and separate storage.

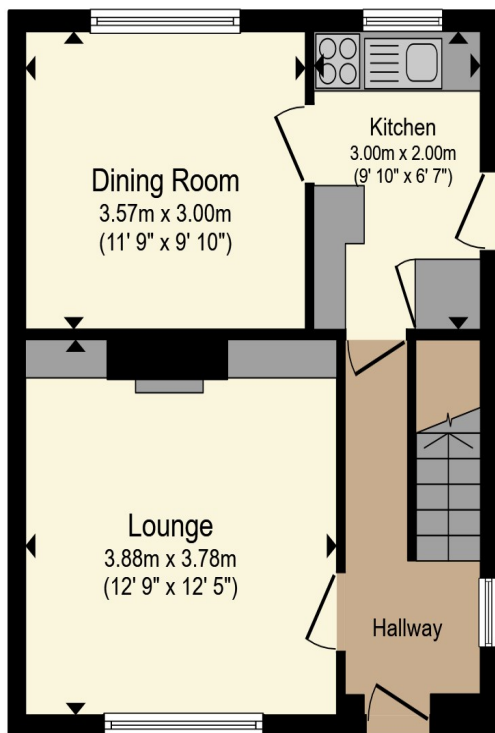
Rear Garden

A good sized rear garden with patio area, lawn and pathway to further patio. There is access to the outdoor W.C & storage. There is also an outdoor tap and gated side access to the front of the property.

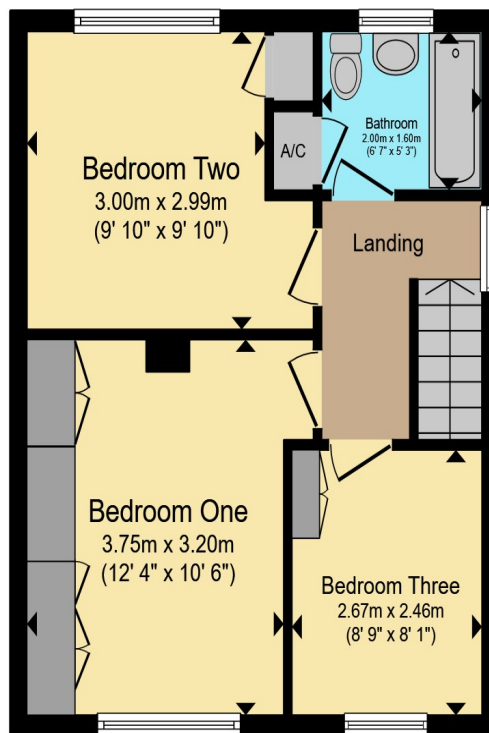
Aml Fee

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





Ground Floor



First Floor

Total floor area 78.0 m² (840 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: HSW316827 - 0004

Tenure: Freehold EPC Rating: C

Council Tax Band: B

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