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SALES & LETTINGS

Queens Drive, Rowley Regis, West Midlands, B65 9JH

£235,000

https://www.abodemidlands.co.uk

A well-proportioned three-bedroom traditional semi-detached property, ideally situated within a popular residential location in Rowley Regis. Offering spacious and versatile accommodation across two floors, the property presents an excellent opportunity for families, first-time buyers and those looking to personalise and make a home their own.

The ground floor opens into a welcoming entrance porch and hallway, with a generously sized lounge benefiting from a feature bay window overlooking the front. To the rear is a spacious kitchen/diner, fitted with a range of matching wall and base units, integrated oven and grill, electric hob, extractor hood and space for additional appliances. The room enjoys plenty of natural light from three rear-facing windows and also provides access to the rear garden.

To the first floor are three well-proportioned bedrooms, with bedrooms one and three enjoying front-facing aspects and bedroom two overlooking the rear. The accommodation is completed by a family bathroom fitted with a three-piece suite, including a bath with electric shower over, wash hand basin and WC.

Further benefits include UPVC double glazing, gas central heating, a combination boiler, useful under-stairs storage and a spacious kitchen/dining area.

Overall, this is a promising family home offering generous accommodation, a practical layout and excellent scope for further improvement, all within a well-established and popular residential setting.

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Porch

The property is approached via an entrance porch with a UPVC double-glazed front entrance door, two UPVC double-glazed frosted windows to the side elevations and a feature brick archway leading to a further internal UPVC glazed door, providing access to the hallway.

Hallway

A welcoming hallway with central heating radiator, staircase rising to the first-floor landing and internal oak veneer doors leading to the principal ground-floor accommodation.

Lounge

A well-proportioned lounge featuring a central heating radiator and UPVC double-glazed bay window overlooking the front elevation. The room also benefits from telephone and TV aerial points.

Kitchen/Diner

A spacious kitchen/diner with three UPVC double-glazed windows overlooking the rear elevation and a UPVC double-glazed rear entrance door. The kitchen is fitted with a range of matching base and eye-level storage cupboards and drawers, complemented by drop-edge preparation work surfaces. There is a stainless-steel sink and drainer with mixer tap, integrated oven and grill, electric hob and stainless-steel extractor hood. Plumbing and space are provided for further freestanding appliances. Ceiling spotlighting and a smoke alarm complete the room.

A useful under-stairs storage cupboard houses the electrical consumer unit, combination gas boiler and gas and electric meters.

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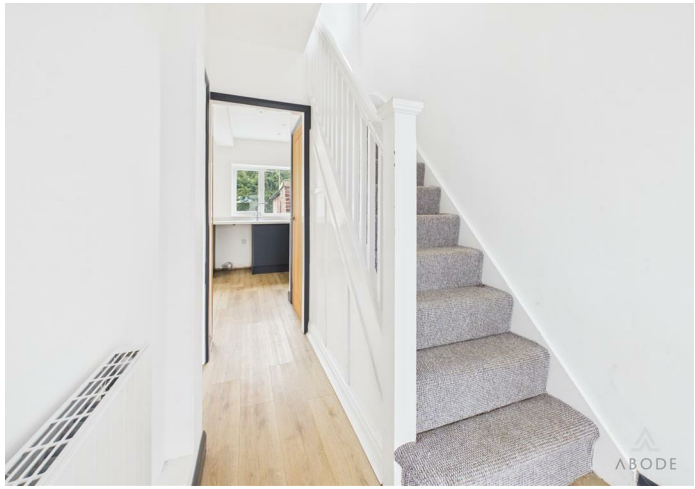
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Landing

The first-floor landing features a UPVC double-glazed window to the side elevation, smoke alarm and oak veneer doors leading to the bedrooms and family bathroom.

Bedroom One

A well-proportioned principal bedroom with UPVC double-glazed bay window overlooking the front elevation and central heating radiator.

Bedroom Two

A further bedroom with UPVC double-glazed window overlooking the rear elevation and central heating radiator.

Bedroom Three

A third bedroom featuring a UPVC double-glazed window overlooking the front elevation and central heating radiator.

Family Bathroom

A well-appointed family bathroom with UPVC double-glazed frosted window overlooking the rear elevation. The three-piece suite comprises a low-level WC with concealed/continental-style flush, pedestal wash hand basin with mixer tap and tiled splashback, and a panelled bath with glass shower screen and electric shower over. Complementary wall tiling, chrome heated towel radiator and extractor fan complete the room.

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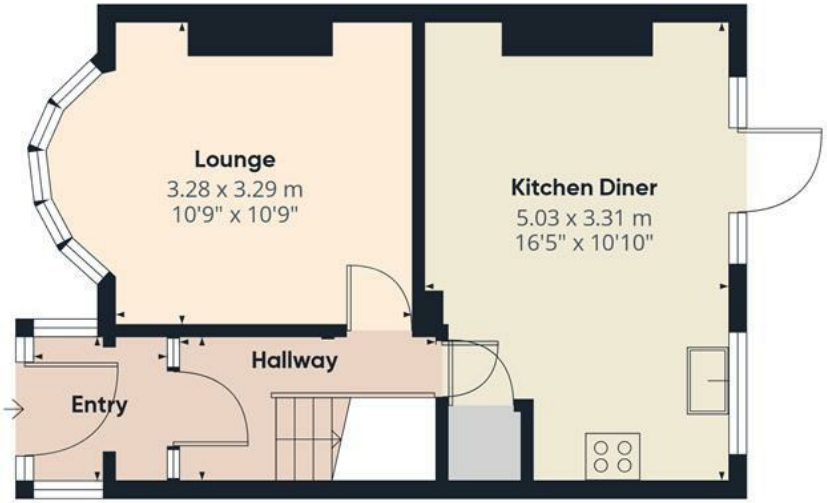
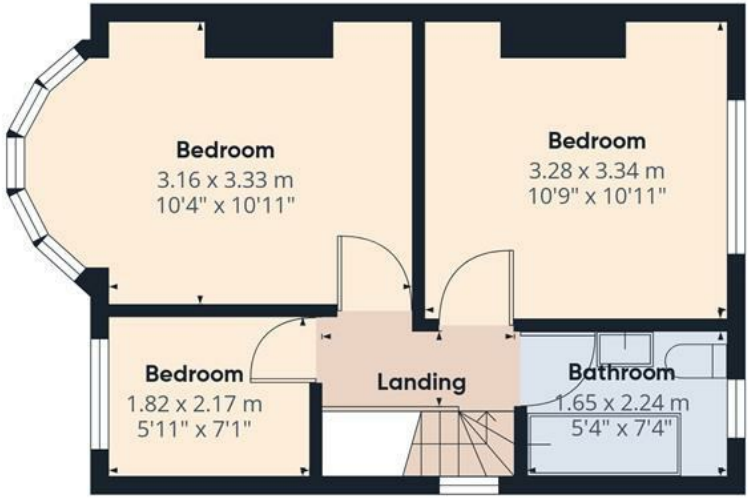


Floor 0 Building 1



Floor 1 Building 1

Floor 0 Building 2

Approximate total area(1)

78.4 m²

845 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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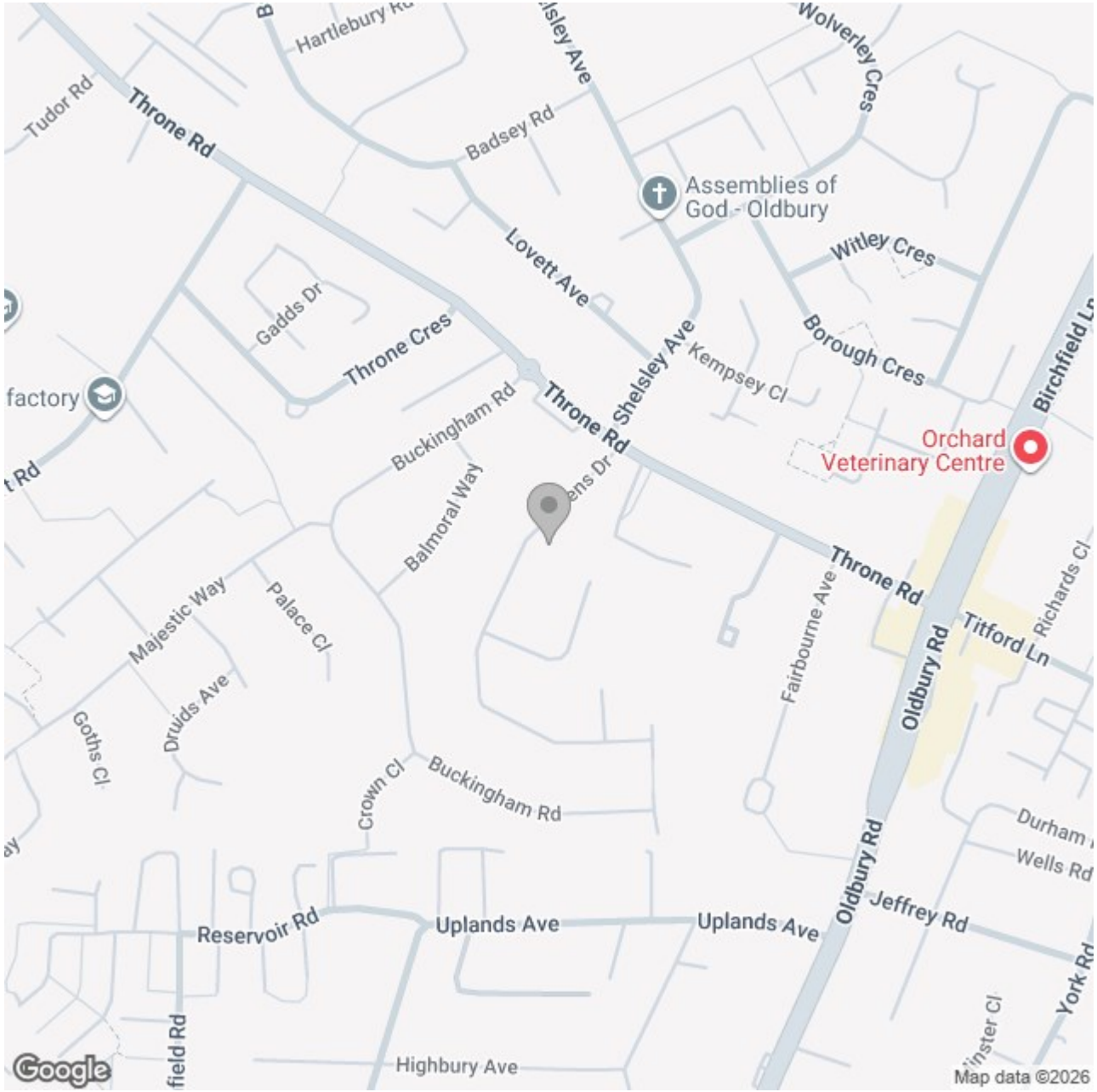

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		88
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

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