

for sale

offers in the region of **£310,000**



## Doulton Road Rowley Regis B65 8JE

A stunning extended three-bedroom detached property in a popular and convenient location, close to shops, transport links and other local amenities. This home has been greatly improved by the current owner and benefits from a re-fitted kitchen, updated bathrooms and comprehensive refurbishment throughout. Offered with NO UPWARD CHAIN. Briefly comprising: entrance porch, hallway, lounge, open-plan kitchen/dining/living space, downstairs shower room, three bedrooms, en-suite to the master bedroom, family bathroom, pleasant rear garden, driveway and garage. Viewing is highly recommended to appreciate the accommodation on offer.

# Doulton Road Rowley Regis B65 8JE

## Approach

The property has a brand new driveway to the front, step up to front door opening to:

## Entrance Porch

Double glazed obscured windows to side and front elevations, door opening to:

## Hallway

Central heating radiator, stairs up to first floor accommodation, double doors opening to:

## Lounge

Wood effect flooring, two central heating radiators, double glazed window to front elevation, double doors opening to:

## Kitchen/Dining/Living Space

A stunning open-plan kitchen/dining/living space that has been extended by the current owner. This space offers spacious and versatile living space perfect for modern living and entertaining.

### Kitchen

Fitted with a range of wall and base units with work surfaces over, breakfast bar, one and a half sink and drainer, integrated fridge/freezer, integrated double oven, induction hob, cooker hood over, storage cupboard housing boiler, part tiled walls, roof window, LED strip lighting, double glazed window to rear elevation, tiled flooring, door to garage, door to rear garden.

### Dining/Living Space

Three central heating radiators, storage cupboard, spotlights and LED strip lighting, two ceiling lights with built in fans, double glazed French doors opening to rear garden, door to:

## Downstairs Shower Room

Shower cubicle, low level W.C, vanity wash hand basin, heated towel rail, tiled walls, tiled flooring, extractor, double glazed obscured window to rear elevation.



## Landing

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

## Bedroom One

Central heating radiator, double glazed window to front elevation, door to:

## En-Suite

Vanity wash hand basin, low level W.C, shower cubicle, extractor fan, heated towel rail, tiled walls, tiled flooring, vanity mirror with light.

## Bedroom Two

Central heating radiator, double glazed window to rear elevation.

## Bedroom Three

Central heating radiator, double glazed window to rear elevation.

## Family Bathroom

Tiled flooring, vanity wash hand basin, low level W.C, bath with shower, tiled walls, extractor, double glazed obscured window to side elevation.

## Garage/Storage

Electric garage door, lighting.

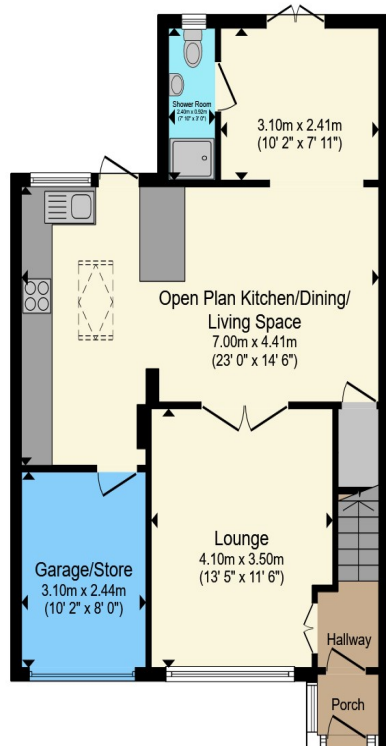
## Pleasant Rear Garden

A pleasant fence enclosed rear garden with sheltered patio/seating area, steps up to artificial grass.

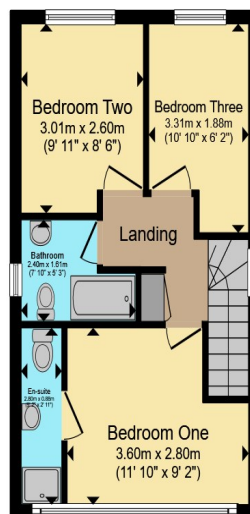
## Lister's Remarks

The property has had a full refurbishment inside & out, including: FULL ELECTRICAL RE-WIRE, NEW HEATING AND HOT WATER SYSTEMS, BRAND NEW BOILER AND UNVENTED HOT WATER TANK WITH 10 YEAR WARRANTY, NEW ROOF, BRAND NEW EXTERNAL WINDOWS AND DOORS, EPC RATING: C





**Ground Floor**



**First Floor**

Total floor area 98.8 m<sup>2</sup> (1,064 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)



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Property Ref: HSW316730 - 0005

Tenure:Freehold EPC Rating: C

Council Tax Band: C

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