Connells

York Road
ROWLEY REGIS

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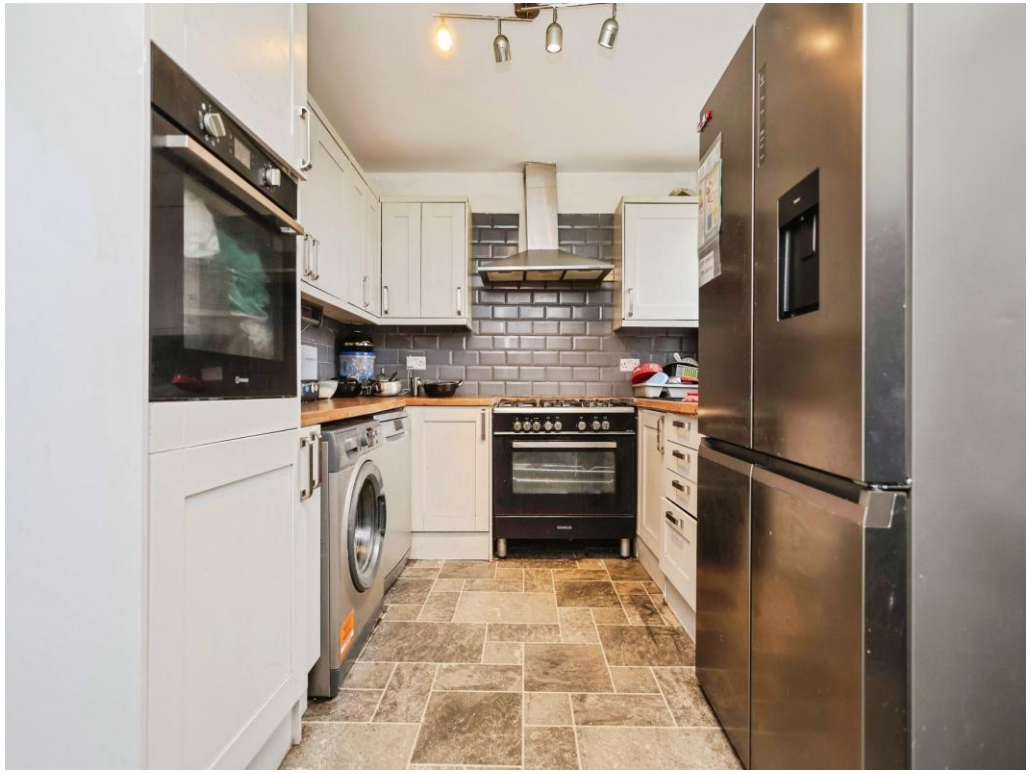
ROWLEY REGIS B65 0RT

for sale offers over
£240,000



Property Description

This well-presented three-bedroom semi-detached home offers spacious and versatile living, making it an ideal purchase for first-time buyers, growing families, or investors alike. Situated in a popular residential area of Rowley Regis, the property benefits from excellent local amenities, transport links, and reputable schools nearby.

Upon entering, you are welcomed by a bright and inviting hallway leading to a generously sized living room, perfect for relaxing or entertaining guests. To the rear, a modern fitted kitchen area provides ample storage and workspace, with direct access to the garden-ideal for family meals and social gatherings.

Upstairs, the property boasts three well-proportioned bedrooms, along with a contemporary family bathroom finished to a good standard.

Externally, the home features a private rear garden, offering a great space for outdoor enjoyment, as well as off-road parking to the front.

This property combines comfort, convenience, and potential, making it a fantastic opportunity not to be missed.

CALL TODAY ON 0121-552-2671 TO ARRANGE YOUR VIEWING

Front Of Property

Driveway supplying off road parking, path leading to front door.

Entrance Hall

Double glazed front door.

Lounge

17' 5" x 13' 5" max (5.31m x 4.09m max)

Double glazed window to the front, radiator.

Dining Room

13' 11" max x 11' 10" (4.24m max x 3.61m)

Double glazed window to the side, radiator, gas fire.

Kitchen

11' 7" x 8' 7" (3.53m x 2.62m)

Fitted kitchen with a range of wall & base units to include work surfaces over, pas point, sink drainer, door leading to rear garden

Landing

Double glazed window to the rear, doors to;

Bedroom One

14' x 12' (4.27m x 3.66m)

Double glazed window to the side, radiator.

Bedroom Two

11' 3" x 10' (3.43m x 3.05m)

Double glazed to the side, radiator.

Bedroom Three

8' 8" max x 8' 2" (2.64m max x 2.49m)

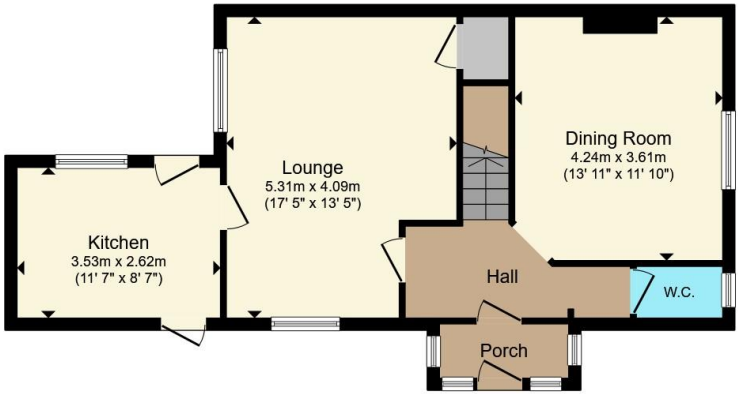
Double glazed window to the front, radiator.

Bathroom

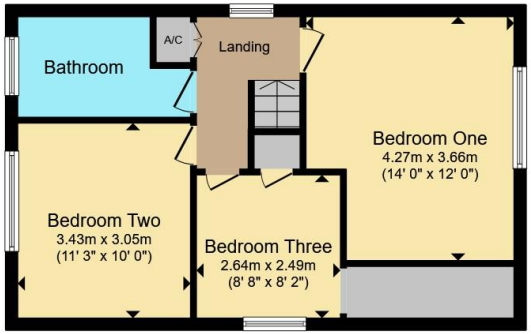
Suite to comprise bath, wash hand basin, low level WC, towel rail.

Rear Garden

Low maintenance rear garden with patio area.



Ground Floor



First Floor

Total floor area 102.1 m² (1,099 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

Connells

To view this property please contact Connells on

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70-76 Birmingham Street
OLDBURY B69 4EB

EPC Rating: C

Council Tax
Band: B

Tenure: Freehold

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The Property Ombudsman

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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.