

for sale

offers in the region of **£135,000**



## Bryan Budd Close Rowley Regis B65 9BB

A unique one bedroom coach house apartment in a quiet courtyard location close to local amenities. Briefly comprising: lounge, kitchen, shower room, good sized bedroom, garage and allocated parking space, convenient rear garden. Ideal for first time buyers, the property must be viewed to be appreciated.



# Bryan Budd Close Rowley Regis B65 9BB

## Approach

The property is located in a quiet courtyard above a set of three garages, there is an allocated parking space in front of the garage that belongs to this property. Slabbed patio with door leading to entrance hall, gated side access to rear garden.

## Entrance Hall

Central heating radiator, stairs up to first floor accommodation.

## Landing

Double glazed window to front elevation, double glazed window to side elevation, storage cupboard, doors leading to:

## Good Sized Bedroom

13' 1" max x 12' 6" max ( 3.99m max x 3.81m max )

Central heating radiator, double glazed window to rear elevation, loft access

## Lounge

16' 7" x 12' 7" max ( 5.05m x 3.84m max )

Two double glazed window to rear elevation, two central heating radiators, archway leading to:

## Kitchen

7' 6" x 7' 1" ( 2.29m x 2.16m )

A range of wall and base units with work surfaces over, gas hob, integrated oven with extractor over, one and a half sink and drainer, space and plumbing for appliances, double glazed window to front elevation, tiled floor, part tiling to walls.

## Shower Room

Tiled floor, tiling to walls, pedestal wash hand basin, low level W.C, shower cubicle, central heating radiator, double glazed obscured window to front elevation.

## Rear Garden

A convenient rear garden accessed from gated access at the front of the property. slabbed pathway, fencing to borders.

## Garage

16' 10" x 8' 2" max ( 5.13m x 2.49m max )

The garage for the property is located beneath the accommodation, electrics, up and over door





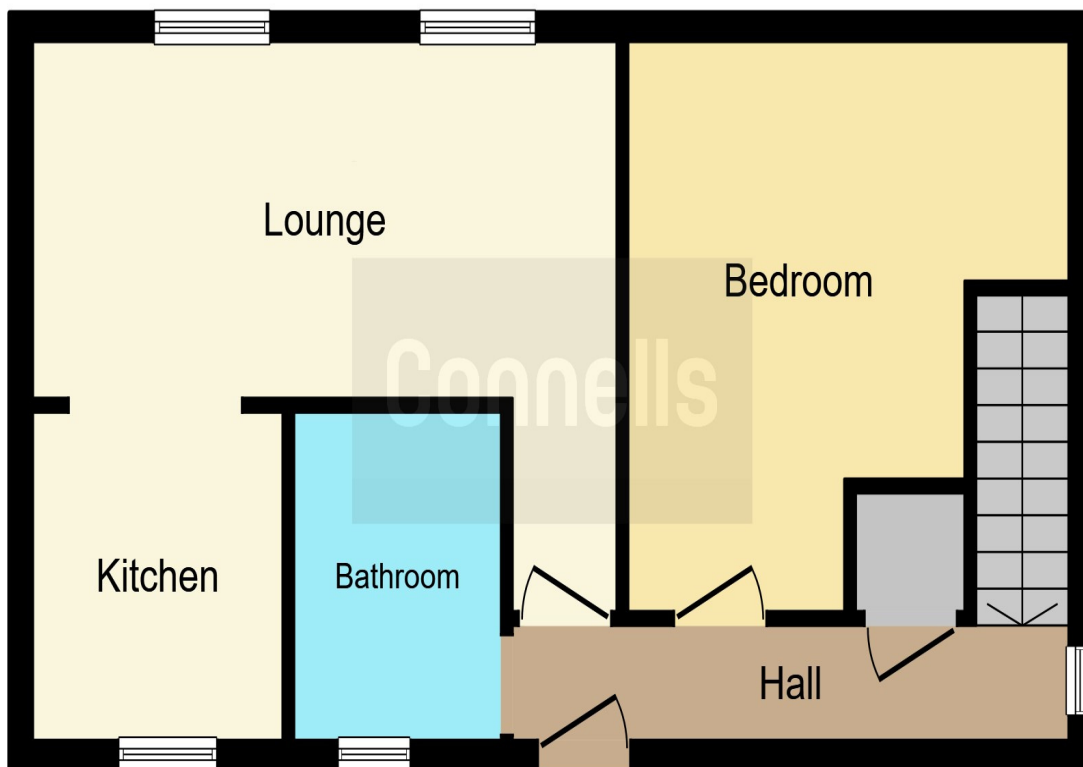
**Allocated Parking Space**

There is an allocated parking space to the front of the property, in front of the garage.

**Listers Remarks**

The property has a NEW BOILER fitted as of February 2025. The vendor owns the Freehold, the two garages underneath are leasehold for other properties. A service charge is payable for the communal areas.





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.focalagent.com](http://www.focalagent.com)

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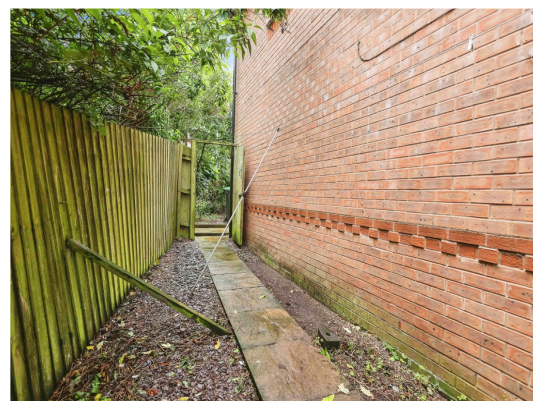
10 Hagley Road  
 HALESOWEN B63 4RG

Property Ref: HSW315924 - 0006

Tenure:Freehold EPC Rating: C

Council Tax Band: A

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