10 Walton Close, Rowley Regis, B65 8JN

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Hicks Hadley

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A FANTASTIC FAMILY HOME WITH HUGE POTENTIAL

Offering generous accommodation throughout, this three-bedroom property is ideal for buyers looking to put their own stamp on a home. Requiring modernisation, it presents an excellent opportunity to add value while enjoying a spacious layout and a large rear garden. The ground floor features an entrance hall, a bright lounge, a second reception room, and a kitchen area with scope for improvement or reconfiguration. Upstairs offers three well-proportioned bedrooms and a family bathroom. Externally, the property benefits from a substantial rear garden and a garage, providing both practicality and future potential. With vacant possession and no upward chain, this is a superb chance to secure a home ready for transformation in a popular residential location.

Asking Price £169,950 - Freehold

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Entrance hallway 11'5" x 5'10" (3.5 x 1.8)
Window fitted to the side elevation, Electric heater fitted to the inside elevation.

Front facing lounge 11'9" x 10'9" (3.6 x 3.3)
Window fitted to the front elevation, electric heater fitted to the inside elevation, fire place fitted central with tiled feature surround.

Dining room 12'9" x 10'9"ax (3.9 x 3.3max)
Double glazed window fitted to the rear elevation, electric heater fitted to the inside elevation, fire place central with wood feature surround.

Kitchen 9'6" x 6'10" (2.9 x 2.1)
Window fitted to the rear elevation, one bowl stainless sink and drainer fitted with tap, partially tiled, side access door, large storage space.

Landing 7'6" x 6'10" (2.3 x 2.1)
Privacy glazed window fitted to the side elevation, Loft access above.

Bedroom one 12'9" x 10'9" (3.9 x 3.3)
Window fitted to the rear elevation, Far reaching views.

Bedroom two 10'9" x 11'1" (3.3 x 3.4)
Glazed window fitted to the front elevation.

Bedroom three 7'10" x 6'10" (2.4 x 2.1)
Glazed window fitted to the front elevation.

Family bathroom
Privacy glazed window fitted to the rear elevation, Bath-tub fitted partially tiled, sink and w.c fitted, storage cupboard housing water tank.

External
To the front of the property sits a slabbed pathway with lawn and planting and a side access gate, To the rear of the property sits slabbed pathway with lawn and planting throughout garden.

Garage
To the rear end of the garden.

Agent Notes
All main services are connected . (Electric / Water)

Broadband/Mobile coverage- please check on link -//checker.ofcom.org.uk/en-gb/broadband-coverage

Council Tax Band :B

EPC :F

Tenure Information :Freehold

Any other Material Facts :Traditional brick and tiled roof.
All information has been provided by the vendor,
Please confirm all details with a chosen solicitor.

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