

for sale

offers in the region of **£220,000**



Doulton Road Rowley Regis B65 8JW

Perfect for first time buyers, this well-presented two bedroom semi-detached home is conveniently located and benefits from the remaining NHBC warranty. Briefly comprising: hallway, lounge, breakfast kitchen, downstairs W.C, two good sized bedrooms, family bathroom, pleasant rear garden and off road parking. Viewing is highly recommended to appreciate the accommodation on offer.

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Approach

The property has a driveway to the front with gate to rear access and front door opening to entrance hall.

Entrance Hall

Stairs up to first floor accommodation, central heating radiator, door to lounge.

Lounge

13' 7" into bay x 10' 2" (4.14m into bay x 3.10m)

Two central heating radiators, electric fireplace, double glazed bay window to front elevation, door to breakfast kitchen.

Breakfast Kitchen

12' 9" max x 13' 2" max (3.89m max x 4.01m max)

Fitted with a range of wall and base units with work surfaces over, one and a half sink and drainer, integrated oven, gas hob, cooker hood over, integrated fridge freezer, space and plumbing for appliances, storage cupboard, space for dining table/breakfast table, spotlights to ceiling, double glazed French doors opening to garden, door to W.C.

Downstairs W.C

Wood effect flooring, central heating radiator, low level W.C, pedestal wash hand basin, tiled splashback, double glazed obscured window to side elevation.

Landing

Loft hatch, doors to:

Bedroom One

10' 9" max x 13' 3" max (3.28m max x 4.04m max)

Central heating radiator, built in wardrobe, double glazed window to rear elevation.

Bedroom Two

8' 8" max x 13' 3" max (2.64m max x 4.04m max)

Central heating radiator, storage cupboard, two double glazed windows to front elevation.



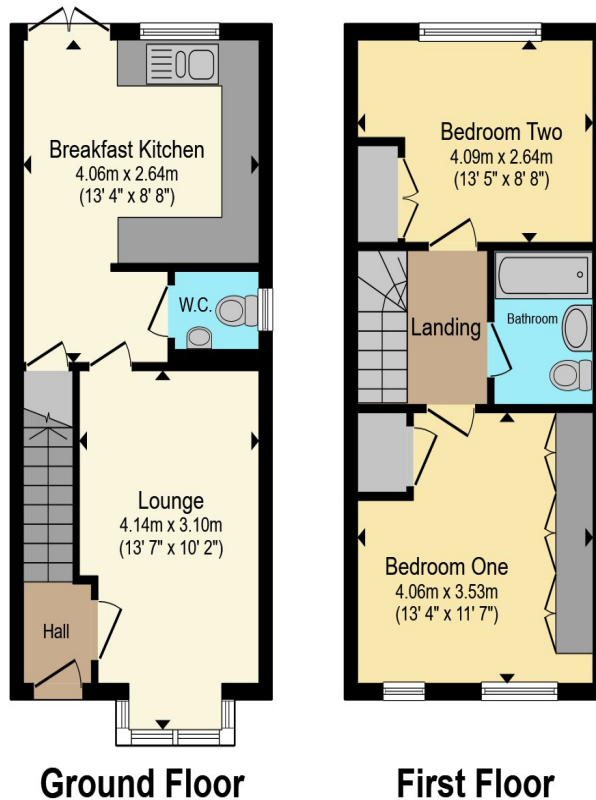
Bathroom

Wood effect flooring, low level W.C, pedestal wash hand basin, bath with shower over, central heating radiator, extractor, part tiled walls, mirrored storage unit, double glazed obscured window to side elevation.

Pleasant Rear Garden

A pleasant, fence enclose rear garden with patio area, artificial grass, planting border with sleepers and well established shrubs, gated side access to front of property.





Total floor area 64.6 m² (695 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

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Property Ref: HSW316366 - 0004

Tenure: Freehold EPC Rating: B

Council Tax Band: B

view this property online connells.co.uk/Property/HSW316366



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