Connells

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for sale

offers in the region of **£325,000**



Churchill Drive Rowley Regis B65 8DX

Set in the sought-after area of Rowley Regis, this beautifully presented three-bedroom detached home offers a perfect blend of style, comfort and convenience. Finished to an excellent standard throughout, the property boasts three bedrooms, en-suite to master, and a modern, re-fitted kitchen & bathroom. Outdoor space is a standout feature, with a large driveway providing ample parking, leading to a garage for additional storage or vehicle space. Viewing is highly recommended to appreciate the accommodation on offer.

Churchill Drive Rowley Regis B65 8DX

Approach

The property has a large driveway to the front, with gated side access to the rear garden, electric roller door to garage, front door opening to:

Entrance Hall

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

Utility Room

Space and plumbing for appliances, double glazed obscured window to front elevation. Please note this was previously the downstairs W.C, and can be easily changed back as all the plumbing is still all in-situ.

Lounge

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

Dining Room

Central heating radiator, space for dining table, double glazed patio doors opening to rear garden.

Re-Fitted Kitchen

Fitted with a range of wall and base units with work surfaces over, sink and drainer, integrated oven, induction hob with cooker hood over, part tiled walls, storage cupboard, double glazed window to rear elevation, door to rear garden.

Landing

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

Bedroom One

Central heating radiator, double glazed window to front elevation, door to en-suite.

En-Suite

Low level W.C, vanity wash hand basin, vanity wash hand basin, shower cubicle, central heating radiator, double glazed obscured window to side elevation.



Bedroom Two

Central heating radiator, double glazed window to rear elevation.

Bedroom Three

Central heating radiator, double glazed window to rear elevation.

Family Bathroom

A re-fitted family bathroom with low level w.c, vanity wash hand basin, bath with shower over, central heating radiator, part tiled walls, extractor, double glazed obscured window to rear elevation.

Garage

Accessed via an electric garage door to the front, or a door to the rear. Providing space for appliances and storage, fitted with lighting

Pleasant Rear Garden

A brilliant rear garden perfect for entertaining. There is a decked area with lawn beyond, a pond and well established shrubs. There is also a pebbled area to the side, with access to the garage.

Aml Fee

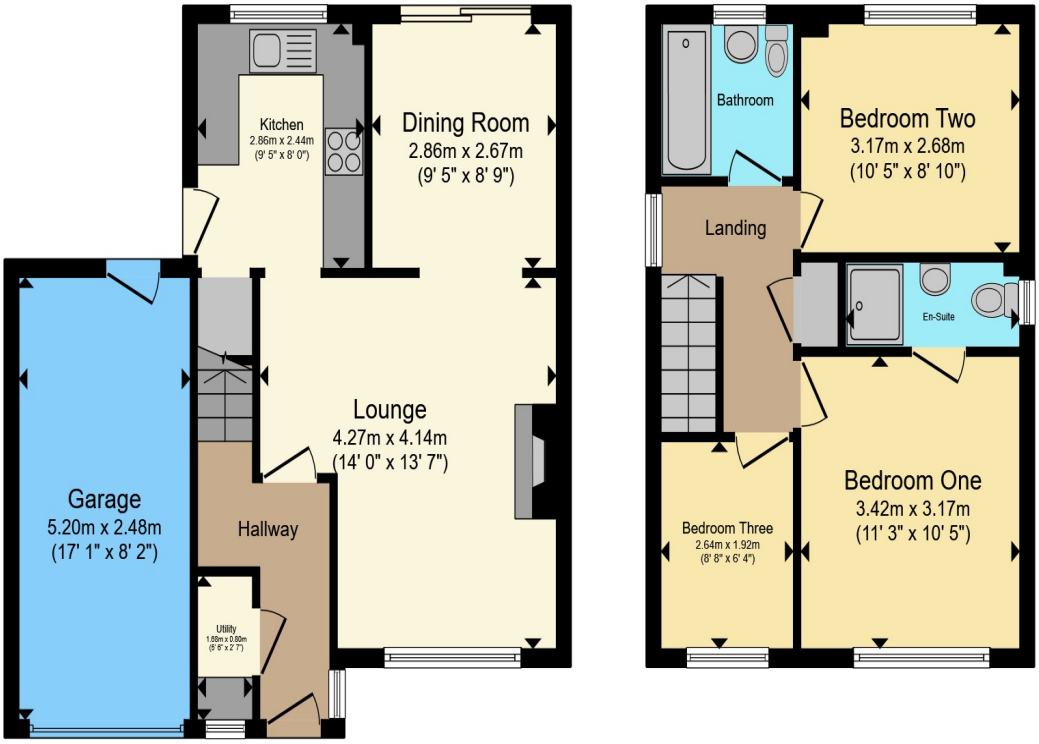
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Ground Floor **First Floor**

Total floor area 90.7 m² (976 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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To view this property please contact Connells on

T 0121 550 6465
E halesowen@connells.co.uk

10 Hagley Road
HALESOWEN B63 4RG

Property Ref: HSW316923 - 0005

Tenure:Freehold EPC Rating: D

Council Tax Band: D

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