

for sale

offers in the region of

**£230,000**



**Birmingham Road Rowley Regis B65 9BJ**

Conveniently located for shops, schools and transport links, this three bedroom semi-detached home is ideal for first time buyers. Briefly comprising: porch, lounge, kitchen, conservatory, downstairs shower room, three good sized bedrooms, family bathroom, rear garden and off road parking. Viewing is highly recommended

# Birmingham Road Rowley Regis B65 9BJ

## Approach

The property has a gated driveway to the front with low maintenance frontage, driveway, gate to rear access and double glazed door opens to porch

## Porch

Double glazed windows to side, door to lounge

## Lounge

18' max x 11' 1" ( 5.49m max x 3.38m )

Double glazed bow window to front elevation, central heating radiator, fireplace, door to inner hall

## Inner Hall

Stairs to first floor accommodation, under stairs storage cupboard, central heating radiator and doors leading to:

## Kitchen

11' 5" x 8' 7" ( 3.48m x 2.62m )

Fitted with a range of wall and base units with work surfaces over, sink and drainer, space for cooker, tiled flooring, space for fridge freezer, window to rear, plumbing for washing machine

## Conservatory

10' 5" x 7' 3" ( 3.17m x 2.21m )

Double glazed patio doors to rear garden, tiled flooring, central heating radiator

## Shower Room

Comprising: shower cubicle, low level w.c, wash hand basin, part tiling to walls, double glazed obscured window to rear elevation

## First Floor Landing

Access to loft space, airing cupboard housing central heating boiler, double glazed obscured window to side elevation, doors leading to:

## Bedroom One

11' 9" max x 10' 6" ( 3.58m max x 3.20m )

Double glazed window to front elevation, central heating radiator

## Bedroom Two

8' 6" x 10' 6" ( 2.59m x 3.20m )

Double glazed window to rear elevation, central heating radiator



## Bedroom Three

7' 5" x 6' 1" ( 2.26m x 1.85m )

Double glazed window to front elevation, central heating radiator

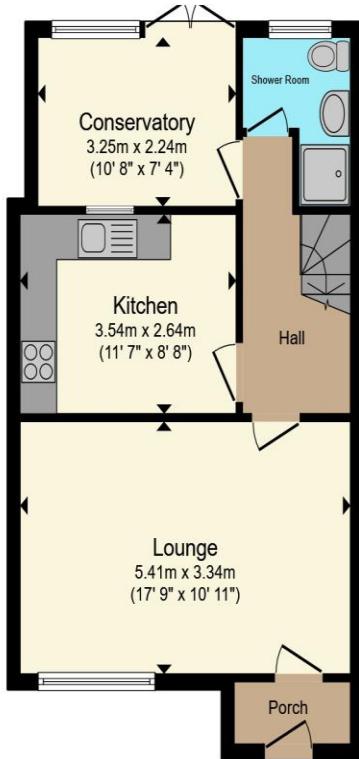
## Family Bathroom

Comprising: panelled bath, low level w.c, wash hand basin, part tiling to walls, central heating radiator, double glazed obscured window to side elevation

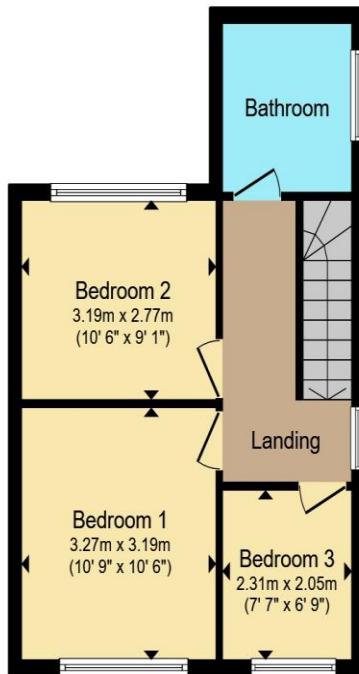
## Rear Garden

Patio area with two timber sheds and greenhouse, outside tap, fencing to borders, gate to front access





**Ground Floor**



**First Floor**

Total floor area 84.5 m<sup>2</sup> (910 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](http://www.propertybox.io)

**Connells**

To view this property please contact Connells on

**T 0121 550 6465**  
**E [halesowen@connells.co.uk](mailto:halesowen@connells.co.uk)**

10 Hagley Road  
HALESOWEN B63 4RG

Property Ref: HSW316337 - 0004

Tenure:Freehold EPC Rating: C

Council Tax Band: A

**view this property online [connells.co.uk/Property/HSW316337](http://connells.co.uk/Property/HSW316337)**



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 Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

see all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)