

for sale

offers in the region of **£280,000**



## Uplands Avenue Rowley Regis B65 9PX

A well presented three bedroom end-terraced property situated in a convenient location for all schools, shops and transport links. Benefitting from a large rear garden and versatile accommodation throughout, this property must be viewed to fully appreciate the accommodation on offer. Briefly comprising: porch, entrance hall, lounge, kitchen/dining room, three bedrooms, re-fitted family bathroom, driveway and a large rear garden with a summerhouse and huge potential.



# Uplands Avenue Rowley Regis B65 9PX

## Approach

The property has a large block-paved driveway to the front, with gated side access to the rear garden, there is a front door opening to the porch.

## Porch

Double glazed windows to side and front elevations, door opening to:

## Entrance Hall

Central heating radiator, window to front elevation, storage cupboard, doors to:

## Lounge

10' 5" max x 10' 11" plus bay ( 3.17m max x 3.33m plus bay )  
Central heating radiator, double glazed bay window to front elevation.

## Kitchen/Dining Room

12' max x 16' 10" max ( 3.66m max x 5.13m max )  
A re-fitted kitchen fitted with a range of wall and base units with work surfaces over, breakfast bar, undermount sink, integrated oven, gas hob, extractor over, integrated fridge/fridge space and plumbing for appliances, cupboard housing boiler, part tiling to walls, central heating radiator, space for dining table, double glazed window to rear elevation, double glazed patio doors opening to rear garden.

## Landing

Double glazed obscured window to side elevation, doors leading to:

## Bedroom One

10' 6" max x 11' 10" plus bay ( 3.20m max x 3.61m plus bay )  
Central heating radiator, double glazed bay window to front elevation.

## Bedroom Two

10' 5" max x 11' ( 3.17m max x 3.35m )  
Central heating radiator, double glazed window to rear elevation.

## Bedroom Three

5' 10" x 6' 10" ( 1.78m x 2.08m )  
Central heating radiator, double glazed window to front elevation.

## Re-Fitted Bathroom

Jet bath with shower over, low level W.C, wash hand basin, heated towel rail, tiled walls, wood effect flooring, loft hatch, double glazed obscured window to rear elevation.



## Large Rear Garden

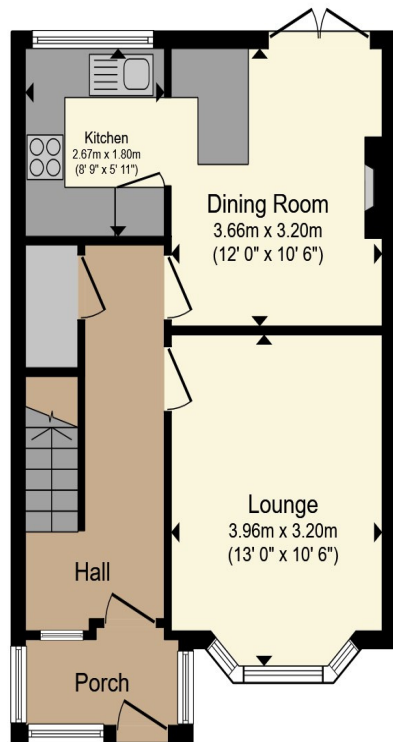
A generously sized rear garden with a summerhouse fitted with electrics, patio area with lawn beyond, wood shed, pergola, fence enclosed with gated access to the front of the property.

## Lister's Remarks

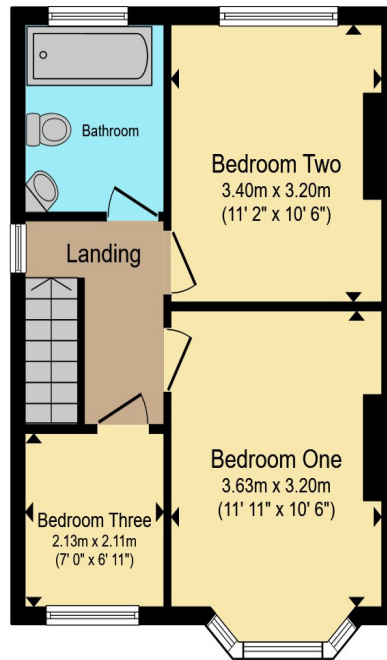
The boiler is 1 year old







**Ground Floor**



**First Floor**

Total floor area 81.3 m<sup>2</sup> (876 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)

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Property Ref: HSW316342 - 0002

Tenure:Freehold EPC Rating: D

Council Tax Band: B

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