Connells

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For Sale

offers in the region of **£330,000**



Druids Avenue ROWLEY REGIS B65 9RH

Well-presented and extended, this is an ideal family home benefitting from a good sized corner plot on a popular estate conveniently located for shops, schools and transport links. Finished to a high standard and benefitting from recently laid resin drive, re-fitted shower room and driveway.

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Approach

The property has an attractive frontage with recently laid resin driveway and path, gated access, electric up and over door to garage, gate to rear garden with colourfence metal fencing to the front and side, front door opens to hallway

Hallway

Double glazed window to side elevation, central heating radiator, wood effect flooring, stairs to first floor accommodation and door to lounge

Lounge

Double glazed bay window to front elevation, central heating radiator, ceiling fan, feature fireplace, coving to ceiling and door to dining room

Dining Room

Double glazed patio doors open to the rear garden, central heating radiator, coving to ceiling and door to kitchen

Kitchen

Fitted with a range of wall and base units with work surfaces over, sink and drainer, integrated oven, induction hob with extractor over, plumbing for washing machine, space for appliances, useful pantry, double glazed window to rear elevation, central heating radiator and door to garage

Garden Room/Home Office

A useful space accessed via the garage, double glazed window to rear elevation and double glazed patio doors open to the rear garden

First Floor Landing

Access to loft space, airing cupboard housing re-fitted central heating boiler, double glazed window to side elevation and doors leading to:

Bedroom One

Two double glazed windows to front elevation, central heating radiator,

Bedroom Two

Double glazed window to rear elevation, central heating radiator

Bedroom Three

Double glazed window to front elevation, central heating radiator

Agents note: Stair bulkhead reduces floor area

Re-Fitted Shower Room

Comprising: shower cubicle, wash hand basin, double glazed obscured window to rear elevation



Separate W.C

Low level w.c and double glazed obscured window to rear elevation

Rear Garden

Perfect for families and entertaining with patio area, lawns beyond, mature plants and shrubs, fencing to borders with Colourfence metal fencing to the front and side, feature pergola, archway to side garden with large timber workshop, further lawned area, greenhouse and gate to front access

Garage

Electric roller door to front, tap, door to kitchen and door to garden room/home office

Solar Panels

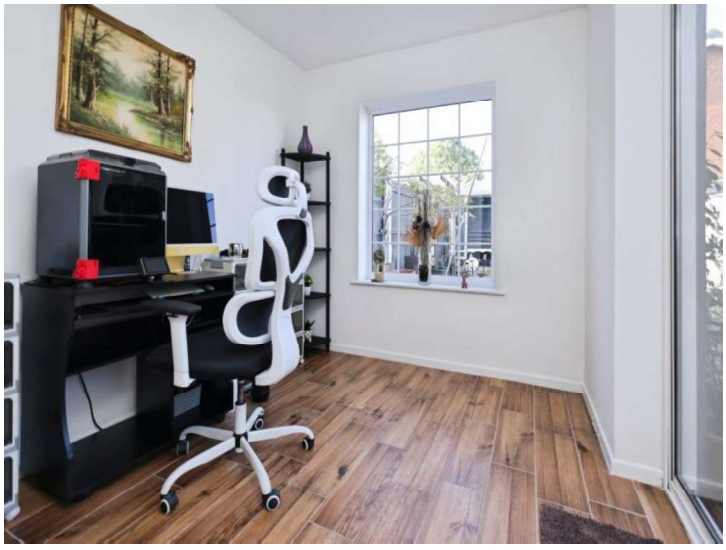
The property benefits from solar panels which are currently leased from A Shade Greener. The term of the lease is 25yrs from 2012 years. We would ask that you make enquiries in regards to the proposed purchase and satisfy any specific requirements via your legal representative.

Aml

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead











Total floor area 92.2 m² (992 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

Connells





To view this property please contact Connells on

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Property Ref: HSW316897 - 0002

Tenure:Freehold EPC Rating: Awaited

Council Tax Band: C

view this property online
connells.co.uk/Property/HSW316897

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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

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