



# Bloore King & Kavanagh

Sales & Lettings



**30 Rowley Village**  
Rowley Regis, B65 9AS

**Offers In The Region Of £225,000**

## The Property

A spacious THREE BEDROOM Semi Detached property close to local amenities.

This lovely family home has gas central heating, double glazing and a large parking area to front and briefly offers: entrance hall with understairs storage, lounge diner, fitted kitchen, rear lobby, UTILITY ROOM and DOWNSTAIRS CLOAKROOM, three bedrooms and a family bathroom with separate shower and bath. To the rear of the property is a fully enclosed garden. Council Tax band B, EPC: D.

## Entrance Hall

UPVC door to front. Coving and stairs to the first floor. Understairs cupboard.

## Lounge Diner

Window to front and rear. Electric fire with surround.

## Kitchen

Window to side. A good range of eye and low level units incorporating: 1 1/2 bowl stainless steel sink and drainer, electric hob with extractor over, double oven. Tile flooring.

## Rear Lobby

Door to side and Utility.

## Utility Room

Window to rear. A good range of units incorporating sink and drainer, space for a fridge freezer and space and plumbing for a washing machine. Wall mounted boiler. Tile flooring. Door to cloakroom.

## Cloakroom

Two piece suite comprising: low level WC and vanity unit wash hand basin. Tile flooring.

## Landing

Window to side and access to loft space.

## Bedroom One

Window to front.

## Bedroom Two

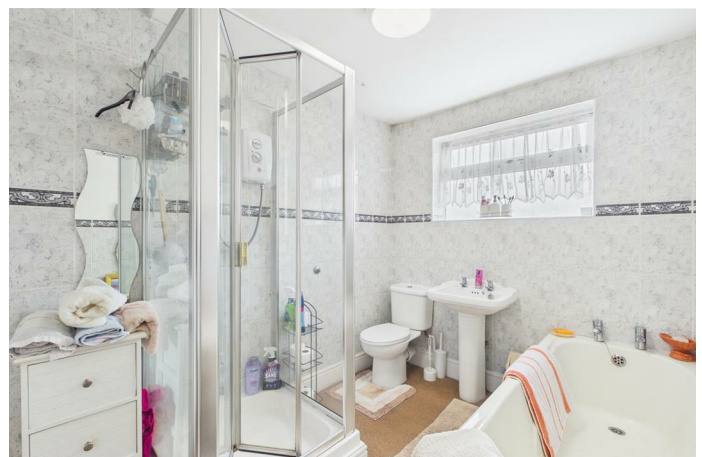
Window to rear.

## Bedroom Three

Window to front and over stairs cupboard.

## Bathroom

Window to rear. A four piece suite comprising: panelled bath, single shower cubicle, pedestal wash hand basin and low level WC. Storage cupboard.



## Outside

**FRONT:** Tarmacadum driveway parking for numerous vehicles. Wrought iron railings.

**REAR:** Block paved patio seating area and graveled area.

## Freehold

We are advised by the vendor that the property is freehold. Bloore King and Kavanagh would stress that we have not checked the legal documents to verify the status of the property. A buyer is advised to obtain verification from their solicitor or surveyor.

## Brochure Declaration

**FIXTURES AND FITTINGS:** Only those items specifically mentioned in these sales particulars are included within the sale price. However, the fitted carpets, curtains, light fittings and other items (if any), whilst not included, are negotiable. B K and K have NOT tested any apparatus, equipment, fixture or fitting and so cannot verify they are in working order or fit for their purpose. The buyers are advised to obtain verification from their solicitor or surveyor. **CONSUMER PROTECTION REGULATIONS 2008:** These particulars have been prepared with care and approved by the vendors (where possible) as correct, but are intended as a guide to the property only, with measurements being approximate and usually the maximum size which may include alcoves, recesses or otherwise as described and you must NOT rely on them for any other purpose. The appearance of an item in any photograph does not mean that it forms part of the property or sale price. Always contact the appropriate branch for advice or confirmation on any points.

**PLANNING PERMISSION/ BUILDING REGULATIONS:** Any reference to the property being extended, altered or converted in any way does not infer that planning permission or building regulations have been granted or applied for, nor do B K and K accept any responsibility for such not having been obtained. Prospective purchasers should always seek verification from their solicitor or surveyor on these aspects.

**REFERRAL FEES:** We refer clients to a number of service providers for various reasons within the scope of our terms, in line with our business and with the client's permission (GDPR 2018). It is your decision whether you choose to deal with any of the companies we recommend however you should be aware that some of these companies provide Bloore King & Kavanagh with a referral fee for recommending them. Referral fees are a maximum of £175.





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