



Connells

Church Road
ROWLEY REGIS



Property Description

The property is well maintained throughout and briefly comprises a welcoming entrance hall, a spacious lounge diner, and a modern fitted kitchen with ample storage and space for appliances downstairs WC. Upstairs offers three good-sized bedrooms and a contemporary family bathroom.

Externally, the property benefits from off-road parking, a garage, and a private rear garden ideal for relaxing or entertaining.

Conveniently situated close to local amenities, schools and transport links, the property is within easy reach of West Coast Main Line services via Rowley Regis railway station, making it ideal for commuters.

Early viewing is highly recommended to appreciate the accommodation on offer.

Entrance Hall

Door to floor and stairs to upper floor.

Lounge/Diner

23' 11" x 9' 10" (7.29m x 3.00m)

Box bay double glazed window to front and sliding double doors to the rear.

W.C

Downstairs WC accessible from the hallway comprising of wash hand basin and low level WC.

Kitchen

8' 6" x 8' (2.59m x 2.44m)

Accessible of the lounge/diner the kitchen comprises of: Wall and base units, sink/drainer and window overlooking the rear garden. Integrated oven and gas hob with cooker hood over.

Utility Area

Additional space of the kitchen with door leading to the rear garden. Providing additional storage and space for appliances.

Landing

Having doors leading to various rooms.

Bedroom One

13' x 9' 10" (3.96m x 3.00m)

Double glazed window to front.

Bedroom Two

11' x 8' (3.35m x 2.44m)

Double glazed window to the rear.

Bedroom Three

8' 9" x 6' 2" (2.67m x 1.88m)

Double glazed window to front.

Family Bathroom

Bath, wash hand basin and low level WC.

Rear Garden

Garage

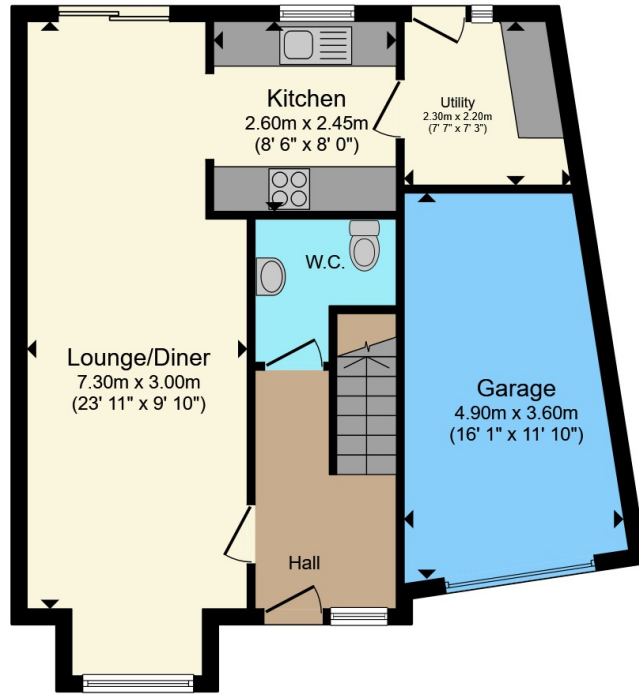
16' 1" x 11' 10" (4.90m x 3.61m)

Up & Over door, offering additional storage space.

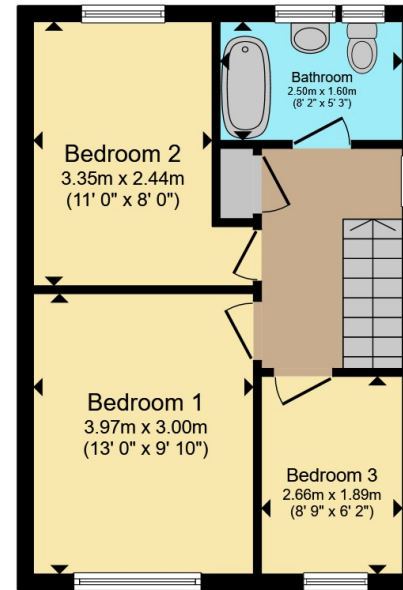








Ground Floor



First Floor

Total floor area 96.2 m² (1,035 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



To view this property please contact Connells on

T 0121 552 2671
E oldbury@connells.co.uk

70-76 Birmingham Street
OLDBURY B69 4EB

EPC Rating: C Council Tax
Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/OLD313132



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 | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: OLD313132 - 0004