

for sale

offers in the region of **£260,000**



Blackberry Lane Rowley Regis B65 8NF

A three bedroom semi-detached property offered with NO UPWARD CHAIN in a popular and convenient location in close proximity of Warrens Hall nature reserve and local schools, as well as transport links. Benefitting from a large rear garden, driveway and re-fitted kitchen and bathroom, this property is perfect for families looking to move to the Rowley Regis area. Briefly comprising: porch, hallway, lounge, kitchen/dining room, three bedrooms, family bathroom, large rear garden, driveway. Viewing is highly recommended to appreciate the accommodation on offer.

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Approach

The property has a driveway to the front, there is also further gated parking for security. There is a front door opening to:

Porch

Door to hallway

Hallway

Central heating radiator, storage cupboard, door to:

Dining Room

Central heating radiator, double glazed bay window to front elevation.

Kitchen/Lounge

Fitted with a range of wall and base units with work surfaces over, one and a half sink and drainer, integrated oven, integrated dishwasher, electric hob, integrated fridge/freezer, spotlights to ceiling, central heating radiator, wood effect flooring, three double glazed windows to rear elevation, door to rear garden.

Landing

Double glazed window to side elevation, doors to:

Bedroom One

Central heating radiator, double glazed window to front elevation.

Bedroom Two

Central heating radiator, double glazed window to rear elevation.

Bedroom Three

Central heating radiator, double glazed window to front elevation.



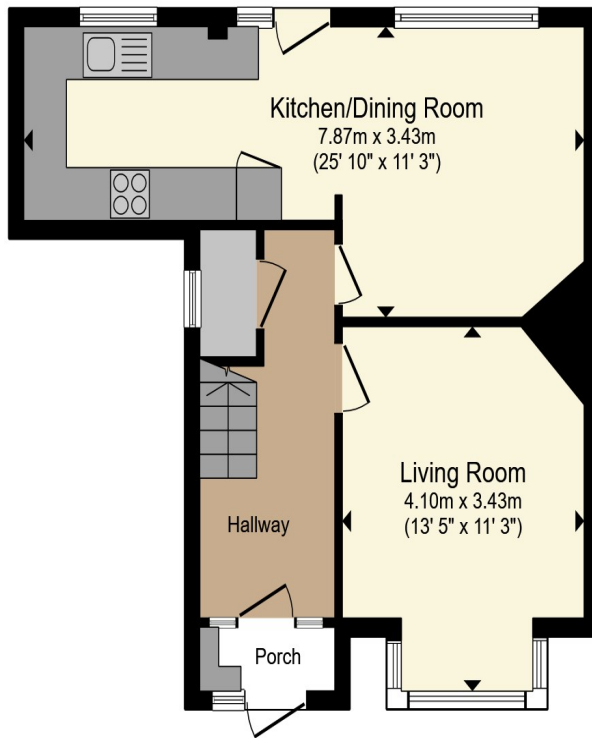
Family Bathroom

Bath with shower over, vanity wash hand basin, low level W.C, spotlights to ceiling, heated towel rail, tiled walls, tiled flooring, loft hatch, double glazed obscured window to rear elevation.

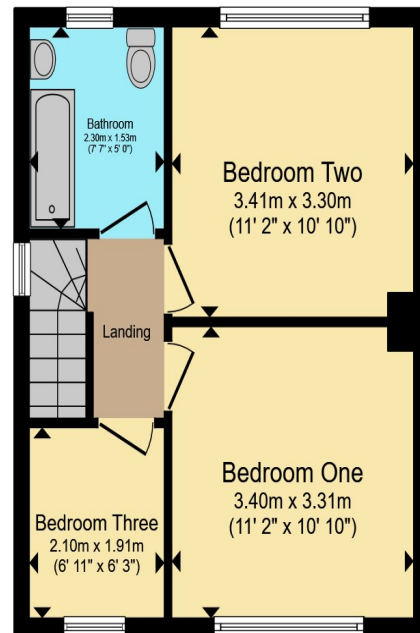
Large Rear Garden

A large rear garden perfect for entertaining with patio, steps up to lawn beyond, gated access to the front of the property, outside tap.





Ground Floor



First Floor

Total floor area 79.4 m² (855 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

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To view this property please contact Connells on

T 0121 550 6465
E halesowen@connells.co.uk

10 Hagley Road
HALESOWEN B63 4RG

Property Ref: HSW316710 - 0006

Tenure: Freehold EPC Rating: C

Council Tax Band: B

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