

for sale

offers in the region of **£220,000**



Farm Road Rowley Regis B65 8ER

A well presented three bedroom terraced property in a popular and convenient location close to transport links, schools and other local amenities. Benefitting from a driveway, three double bedrooms and open-plan living, this property is perfect for first time buyers looking to move to the Rowley Regis area. Briefly comprising: entrance hall, lounge, kitchen/dining room, three double bedrooms, family bathroom, pleasant rear garden, driveway. Viewing is recommended to appreciate the accommodation on offer.

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Approach

The property has a gated driveway to the front, with a raised pebbled fore garden and planting borders, there is a shared pathway and side access to the rear garden. Front door opening to:

Hallway

Wood effect flooring, stairs up to first floor accommodation, spotlights to ceiling, double glazed window to front elevation, doors to:

Lounge

Central heating radiator, log burner, wood effect flooring, double glazed bow window to front elevation, opening to:

Kitchen/Dining Room

Fitted with a range of wall and base units with work surfaces over, sink and drainer, integrated double oven, gas hob, cooker hood over, splashback, space and plumbing for appliances, storage cupboard, central heating radiator, breakfast bar, space for dining table, double glazed window to rear elevation, double glazed French doors to rear garden.

Landing

Loft hatch, storage cupboard, doors to:

Bedroom One

Central heating radiator, double glazed window to front elevation.

Bedroom Two

Storage cupboard, central heating radiator, double glazed window to rear elevation.

Bedroom Three

Wood effect flooring, central heating radiator, two double glazed windows to front elevation, large storage cupboard.

Family Bathroom

Tiled flooring, tiled walls, bath with shower over, pedestal wash hand basin, low level W.C, heated towel rail, spotlights to ceiling, double glazed obscured window to rear elevation.

Rear Garden

A pleasant rear garden perfect for entertaining. Patio area, outside tap, gated side access to front of the property, steps up to further garden with decking, pergola and seating area, rear patio, two sheds, outdoor socket.



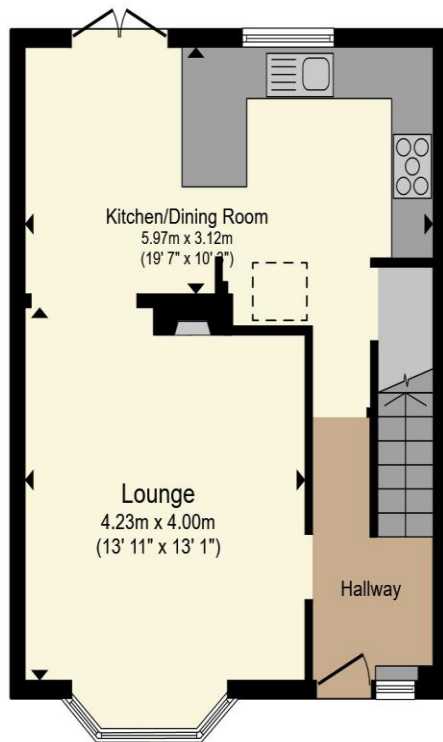
Agent Note

The boiler new as of 2026.

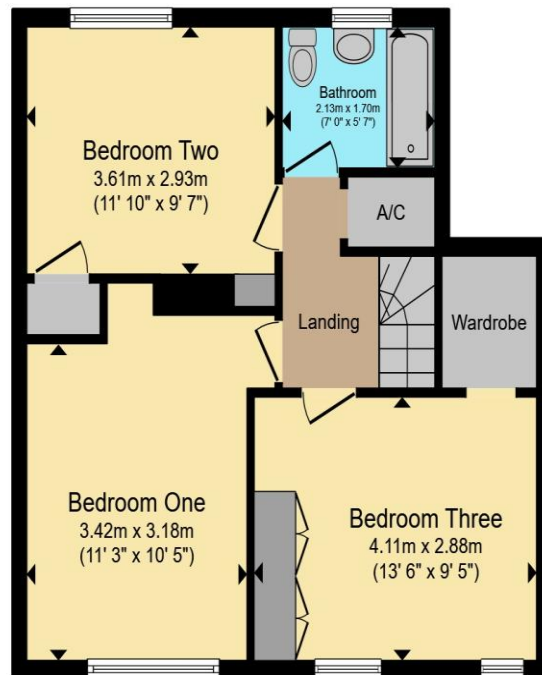
Aml Fee

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





Ground Floor



First Floor

Total floor area 95.1 m² (1,023 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: HSW316804 - 0002

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: B

view this property online
connells.co.uk/Property/HSW316804



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.

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