

for sale

offers over **£250,000**



Bryan Budd Close ROWLEY REGIS B65 9BB

A well-presented three bedroom semi-detached property in a popular and convenient Rowley Regis location. Benefitting from a pleasant rear garden along with a garage and driveway, this property is perfect for first time buyers or families looking to move to the Rowley Regis area.

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Approach

There is a gated driveway to the front, with an up and over door providing access to the garage. There are decorative railings with a pebbled fore garden and path leading to front door opening to:

Hall

Double glazed obscured window to front elevation, doors to:

Downstairs W.C

Low level W.C, van wash hand basin, splashback, central heating radiator.

Lounge

Two central heating radiators, stairs up to first floor accommodation, double glazed window to front elevation, door to:

Dining Room

Storage cupboard, central heating radiator, space for dining table, double glazed French doors to rear garden, archway to:

Kitchen

Fitted with a range of wall and base units with work surfaces over, integrated oven, electric hob, one and a half sink and drainer, integrated fridge/freezer, space and plumbing for appliances, integrated dishwasher, part tiled walls, tiled flooring, double glazed window to rear elevation.

Landing

Loft hatch, storage cupboard, doors to:

Bedroom One

Central heating radiator, fitted wardrobes, double glazed window to front elevation.

Bedroom Two

Central heating radiator, fitted wardrobes, double glazed window to rear elevation.

Bedroom Three

Central heating radiator, double glazed window to front elevation.



Family Bathroom

Low level W.C, vanity wash hand basin, bath with shower over, extractor, central heating radiator, tiled flooring, double glazed obscured window to rear elevation.

Garage

Fitted with an up and over door, space for appliances and electrics fitted.

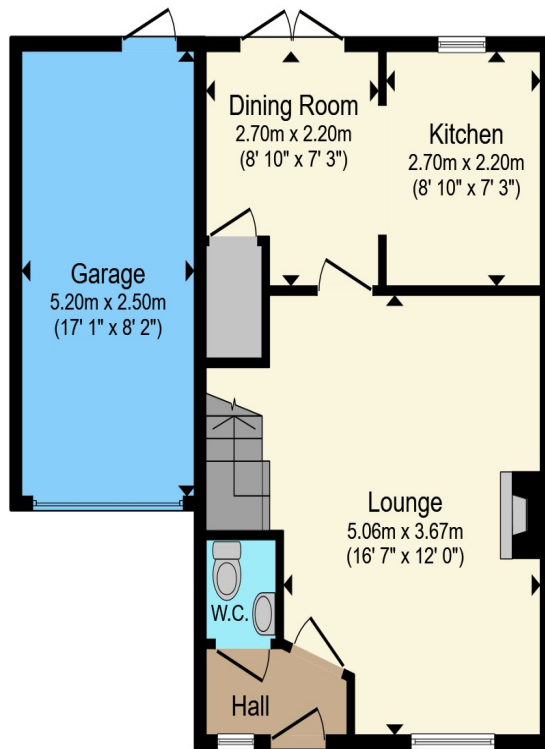
Rear Garden

A pleasant rear garden, perfect for entertaining. With two patio areas, lawn, planting borders, outside tap.

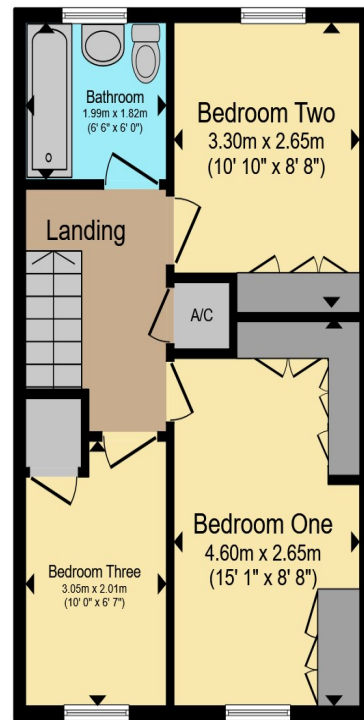
Aml Fee

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 88.3 m² (950 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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Property Ref: HSW316624 - 0005

Tenure: Freehold EPC Rating: C

Council Tax Band: C

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