

for sale

offers over **£250,000** Freehold



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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Property Details

Agents Note

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.

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

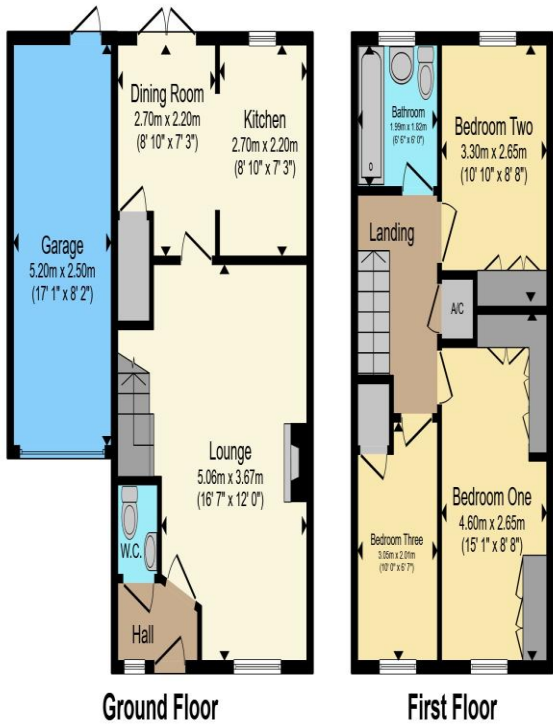
Loft hatch, storage cupboard, doors to:

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.



To view this property please contact Connells on

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Property Ref: OLD313655 - 0005

Tenure:Freehold EPC Rating: C

Council Tax Band: C

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. 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. Liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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.