Connells

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For Sale

offers in the region of **£200,000**



Eagle Close ROWLEY REGIS B65 8HN

Ideally suited to first-time buyers, this well-presented three-bedroom semi-detached property is ideally positioned within a quiet cul-de-sac, whilst being conveniently located for Rowley Regis Train Station and excellent local amenities.

Call Connells to view.

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Approach
The property has a low walled frontage with steps down to front garden, there is a pathway that leads to the front door, opening to:

Hallway
Stairs up to first floor accommodation, double glazed obscured window to front elevation, doors to:

Living Room
Central heating radiator, double glazed window to front elevation.

Kitchen/Dining Room
Fitted with a range of wall and base units with work surfaces over, sink and drainer, space for appliances, part tiled walls, space for dining table, central heating radiator, double glazed window to rear elevation, double glazed French doors opening to rear garden, door to:

Rear Hall
Double glazed window to side elevation, door to rear garden, door to:

Shower Room
Low level W.C, wet room shower, wash hand basin, central heating radiator, tiled walls, double glazed obscured window to side elevation.

Landing
Doors to:

Bedroom One
Central heating radiator, storage cupboard, double glazed window to front elevation.

Bedroom Two
Central heating radiator, storage cupboard, double glazed window to rear elevation.

Bedroom Three
Double glazed window to front elevation.

Bathroom
Pedestal wash hand basin, bathtub, storage cupboard, tiled walls, double glazed obscured window to rear elevation.



Separate W.C

Low level W.C, double glazed obscured window to side elevation.

Rear Garden

Decking and patio area, pergola, lawn beyond, wood shed, gated access to the side.











Total floor area 95.3 m² (1,026 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

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Property Ref: HSW316729 - 0002

Tenure:Freehold EPC Rating: D

Council Tax Band: B

view this property online
connells.co.uk/Property/HSW316729

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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