

for sale

offers in the region of **£260,000**



Duke Street ROWLEY REGIS B65 8BP

A deceptively spacious traditional property with double garage and parking to the rear, offered for sale with NO UPWARD CHAIN. Briefly comprising: lounge, dining room, extended breakfast kitchen, three bedrooms, en-suite to master, family shower room, lovely garden with access to the rear. Situated on this popular road, the property must be viewed to appreciate the accommodation on offer.

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Approach

Walled fore garden to the front with gate giving access to the front door

Dining Room

13' 8" max x 12' 7" plus bay (4.17m max x 3.84m plus bay)

Double glazed bay window to front elevation, central heating radiator

Lounge

14' 7" x 12' max (4.45m x 3.66m max)

Double glazed windows to side and rear elevation, double glazed patio doors to rear garden, central heating radiator, log fire, stairs to first floor, central heating radiator door to breakfast kitchen

Breakfast Kitchen

21' 2" x 8' 3" (6.45m x 2.51m)

Fitted with a range of wall and base units with work surfaces over, one and half bowl sink and drainer, double oven, induction hob with cooker hood over, central heating radiator, spot lights to ceiling, three double glazed windows to side elevation, door to rear garden

First Floor Landing

Access to loft space, coving to ceiling, central heating radiator and doors leading to:

Bedroom One

15' 11" max x 12' 9" (4.85m max x 3.89m)

Double glazed window to front elevation, central heating radiator, coving to ceiling, door to en-suite

En-Suite

Comprising: shower cubicle, vanity wash hand basin, low level w.c, part tiling to walls,

Bedroom Two

11' 6" x 11' (3.51m x 3.35m)

Double glazed window to rear elevation, wood effect flooring central heating radiator, coving to ceiling

Bedroom Three

8' 5" x 7' 6" (2.57m x 2.29m)

Double glazed window to rear elevation, central heating radiator



Shower Room

Comprising: shower cubicle, vanity wash hand basin, low level w.c, double glazed obscured window to side elevation

Rear Garden

A pleasant rear garden perfect for entertaining with slabbed patio, outside tap, further decked patio and lawn, gate to rear access with double garage and off road parking





Total floor area 101.9 m² (1,097 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



To view this property please contact Connells on

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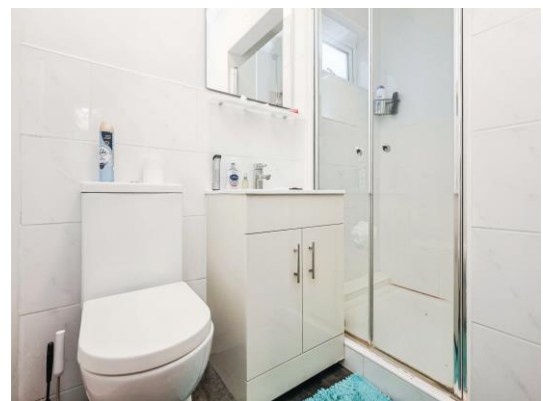
10 Hagley Road
 HALESOWEN B63 4RG

Property Ref: HSW316296 - 0006

Tenure:Freehold EPC Rating: D

Council Tax Band: A

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