



- ✓ **2 x 2 Bedroom Flats**
- ✓ **2 x 1 Bedroom Bungalows**
- ✓ **Parking**
- ✓ **Double Glazed**
- ✓ **Living Rooms**
- ✓ **Separate Kitchens**
- ✓ **NO CHAIN**

Arkade Property is pleased to offer four properties which together form one freehold title. The flats both come with one allocated parking space in the rear courtyard. The flats are located within a converted detached property containing and comprise an entrance hallway/landing, a large living room, a separate kitchen, two large double bedrooms and a bathroom. The other two properties are beautifully proportioned, semi-detached, one bedroom, bungalows with secluded and well maintained rear gardens and one allocated parking space in the rear courtyard. They are located to the rear of the converted detached property and comprise an entry porch, an attractive living room, a fitted kitchen, an inner hallway which leads to the bath/shower room and the rear bedroom. The gardens are accessed from the bedroom or from the side access way.

**Bell End, Rowley Regis, B65 9LU**  
**£359,950**

## DETAILS OF THE FOUR PROPERTIES

### Ground Floor Flat

The property briefly comprises of a communal entry hallway which one enters via a front door with a translucent glass insert and a letter box. There are doors off to the two flats in the building and this area is painted magnolia. The flat door from the communal hallway leads to the inner hallway and from here one can gain entry to the living room, the kitchen, the bathroom and the two bedrooms. The property enjoys double glazing throughout except where indicated. Parking is in the rear courtyard behind the property.

### Hallway

The hallway has a blue carpet and magnolia painted walls with a decorative paper strip. There is also a wall mounted fuse box, a radiator, a door bell, a ceiling light fitting, a smoke alarm, a telephone point and an electric wall socket.

### Living Room

4.51m (into the bay) x 3.92m

This is a spacious room with a patterned carpet, magnolia painted, woodchip walls and a feature double glazed bay window overlooking the street with a wooden panelled surround. In addition, there is coving to the ceiling, a brick fireplace with a tiled base and a wooden shelf, a wall mounted gas fire, a radiator, a ceiling light, four electric wall sockets, a telephone point and a Telewest point.

### Kitchen

2.41m x 2.26m

The kitchen has a vinyl, tile effect floor, magnolia painted walls which are tiled to the wet and working areas and there is a upvc, double glazed window to the side with a tiled sill. The kitchen also benefits from ample base and wall units with wooden doors, a marble effect work surface with a sink and drainer, a wall mounted Worcester boiler, a radiator, five electric wall sockets, a ceiling strip light, an extractor and there is plumbing for a washing machine.

### Bathroom

3.53m x 1.60m

The bathroom has a wood effect vinyl floor, white painted walls which are tiled to the wet areas and there is a double glazed window to the side with translucent glass. There is also a toilet, a pedestal washbasin with a tiled splashback and a vanity light above, a toilet roll holder, a bath with a wall mounted shower, a tiled shelf, two ceiling lights, an extractor and a radiator.

### Bedroom One

3.89m x 3.81m

The master bedroom has a blue/grey carpet, magnolia painted walls and a double glazed window overlooking the rear of the building. In addition there is a radiator, a ceiling light fitting, four electric wall sockets and a wooden shelf.

### Bedroom Two

3.88m x 3.64m

The second bedroom complements the first bedroom. This is an "L" shaped room with a blue/grey carpet, magnolia painted walls, a double glazed window, a radiator, a ceiling light and four electric wall sockets.

### First Floor Flat

This is a first floor flat with one allocated parking space in the rear courtyard. The flat is located within a converted detached property containing two flats in total and comprises an entrance hallway leading to stairs and a landing at first floor level, a large living room, a separate kitchen, two large double bedrooms and a bathroom. The property has double glazing throughout except where indicated below.

### Stairs and Landing

The entry hallway at ground floor level has a ceiling light and the stairs have a brown carpet with a wooden handrail. At the top of the stairs one will find a double glazed window with a sill below overlooking the side of the property and the landing has a brown carpet, magnolia woodchip walls with a decorative paper strip, a ceiling light, an electric wall socket, a radiator and a smoke alarm.

### Living Room

3.92m x 3.90m

This is a spacious room with a brown carpet, magnolia painted walls and two sets of double glazed windows overlooking the street. In addition, there is a brick fireplace with a tiled base and a wooden shelf, a radiator, a ceiling light, four electric wall sockets, a telephone point and a Telewest point.

### Kitchen

2.36m x 2.27m

The kitchen has a vinyl floor, magnolia painted walls which are tiled to the wet and working areas and there is a upvc, double glazed window with translucent glass and a tiled sill. The kitchen also benefits from ample base and wall units with wooden doors, a wood effect work surface with a stainless steel sink and drainer and a chrome mixer tap, a wall mounted Worcester boiler, a radiator, four electric wall sockets, a ceiling strip light, an extractor and there is plumbing for a washing machine. Finally there is a loft hatch giving access to the roof space.



***We advise all prospective purchasers to take legal advice with regards to tenure***

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### Bathroom

2.29m x 1.93m

The bathroom has a tile effect vinyl floor, magnolia painted walls which are tiled to the wet areas and there is a double glazed window to the front of the property with translucent, leaf patterned glass and a white sill below. There is also a toilet, a pedestal washbasin with a vanity light above, a bath with a wall mounted shower and a glass screen, a ceiling light, an extractor and a radiator.

### Bedroom One

3.90m x 3.80m

The master bedroom has a brown carpet, magnolia woodchip walls and a double glazed window overlooking the rear of the building with a sill below. In addition there is a radiator, a ceiling light fitting and four electric wall sockets.

### Bedroom Two

3.90m x 3.64m

The second bedroom complements the first bedroom and is equally as spacious with a brown carpet, magnolia woodchip walls, a double glazed window with a sill below, a radiator, a ceiling light and four electric wall sockets.

### First Bungalow

The property briefly comprises of an entry porch located at one end of the courtyard which leads into a good sized living room. A door off leads to the fitted kitchen and off the kitchen one will find an inner hallway with doors off to the bath/shower room and the bedroom with fitted wardrobes and a door to the rear garden which can also be accessed from a side passageway. The property enjoys double glazing throughout except where indicated. Parking is in the rear courtyard.

### Front Porch

Entry to the front porch is directly from the courtyard through a front door with translucent glass inserts, two locks and a letterbox. The porch itself has a double glazed window to the side with a sill below, a shelf, a door bell, a ceiling light, wood effect laminate flooring and magnolia painted walls.

### Living Room

3.97m x 2.96m

This is an excellently proportioned room as the dimensions suggest. Entry is from the porch via an inner door with a glass insert. The living room has wood effect laminate flooring, magnolia painted walls and a double glazed window with a sill below, overlooking the courtyard. In addition there is a mantelpiece with a tiled base, a ceiling light fitting, two wall lights, an electric storage heater, a translucent glass window to the kitchen, seven electric wall sockets, a television point and a telephone point.

### Kitchen

3.85m x 2.23m

This is a thoughtfully designed room with a tile effect, vinyl floor to the working area with the residue having a green carpet and divided by a gold strip. There are magnolia painted walls which have been tiled to the wet and working areas, a stone effect work surface with a stainless steel sink and drainer and a chrome mixer tap, a double glazed window to the side with a tiled sill, ample wood effect base and wall units incorporating an Ariston four ring hob, an Ignis oven underneath and an Ariston extractor above. There is plumbing for a washing machine, an electric storage heater, eight electric wall sockets, a wall mounted fuse box, a translucent glass window to the lounge, a ceiling strip light and a door off with a translucent glass insert to the:

### Inner Hallway

The inner hallway links the living room and kitchen to the bathroom and the bedroom and has a green carpet, a ceiling light and a smoke alarm.

### Bathroom

2.90m x 1.71m

The door to the bathroom has a translucent glass insert and the room has a vinyl, tile effect floor, magnolia painted walls which are tiled to the wet and working areas. In the corner is a shower cubicle with a wall mounted Mira Sport shower, a white pedestal washbasin, a bath and a toilet. In addition, the room benefits from a double glazed window to the side with translucent glass and a tiled sill, a fitted towel rail, a Dimplex electric fan heater, a ceiling light, an extractor, a toilet roll holder and from here, access to the loft can be obtained via a hatch in the ceiling.

### Bedroom One

3.96m x 3.26m

This is another good sized room with a green carpet, magnolia painted walls and from here one can gain access to the rear garden via a double glazed door. To the side of the door is a double glazed window also overlooking the garden with a white shelf below. The bedroom also has a double wardrobe with folding doors, a shelf and a hanging rail, a further cupboard with a folding door, shelving and which houses the hot water cylinder. Finally there is storage heater, a ceiling light fitting, two wall lights, four electric wall sockets and a television point.

### Garden

This is a beautifully landscaped and secluded area which is mainly paved with a bordering dwarf wall dividing the paved area from the beds which contain shrubs and plants. The garden has close boarded fencing to all sides.



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**Second Bungalow**

The property briefly comprises of an entry porch located at one end of the courtyard which leads into a good sized living room. A door off leads to the fitted kitchen and off the kitchen one will find an inner hallway with doors off to the bath/shower room and the bedroom with fitted wardrobes and a door to the rear garden which can also be accessed from a side passageway. The property enjoys double glazing throughout except where indicated. Parking is in the rear courtyard.

**Front Porch**

Entry to the front porch is directly from the courtyard through a front door with translucent glass inserts, a lock, a security chain and a letterbox. The porch itself has a double glazed window to the side with a sill below, a shelf, a door bell, a ceiling light, a green carpet and magnolia painted walls.

**Living Room**

3.96m x 2.97m

This is an excellently proportioned room as the dimensions suggest. Entry is from the porch via an inner door with a glass insert. The living room has a green carpet, magnolia painted walls and a double glazed window with a sill below, overlooking the courtyard. In addition there is a mantelpiece with a tiled base, a ceiling light fitting, two wall lights, an electric storage heater, a translucent glass window to the kitchen, seven electric wall sockets, a television point and a telephone point.

**Kitchen**

3.96m x 2.19m

This is a thoughtfully designed room with a stone effect vinyl floor and magnolia painted walls which have been tiled to the wet and working areas. There is a stone effect work surface with a stainless steel sink and drainer and a chrome mixer tap, a double glazed window to the side with a tiled sill, ample wood effect base and wall units incorporating an Ariston four ring hob, an Ignis oven underneath and an Ariston extractor above.

There is plumbing for a washing machine, an electric storage heater, eight electric wall sockets, a wall mounted fuse box, a translucent glass window to the lounge, a ceiling strip light and a door off with a translucent glass insert to the:

**Inner Hallway**

The inner hallway links the living room and kitchen to the bathroom and the bedroom and has a salmon pink carpet, a ceiling light and a smoke alarm.

**Bathroom**

2.89m x 1.73m

The door to the bathroom has a translucent glass insert and the room has a vinyl, tile effect floor, magnolia painted walls which are tiled to the wet and working areas. In the corner is a shower cubicle with a wall mounted shower, a white pedestal wash-basin, a bath and a toilet. In addition, the room benefits from a double glazed window to the side with translucent glass and a tiled sill, a fitted towel rail, a Dimplex electric fan heater, a ceiling light, an extractor, a toilet roll holder and from here, access to the loft can be obtained via a hatch in the ceiling.

**Bedroom One**

3.96m x 3.26m

This is another good sized room with a salmon pink carpet, magnolia painted walls and from here one can gain access to the rear garden via a double glazed door. To the side of the door is a double glazed window also overlooking the garden with a white shelf below. The bedroom also has a double wardrobe with folding doors, a shelf and a hanging rail, a further cupboard with a folding door, shelving and which houses the hot water cylinder. Finally there is storage heater, a ceiling light fitting, two wall lights, four electric wall sockets and a television point.

**Garden**

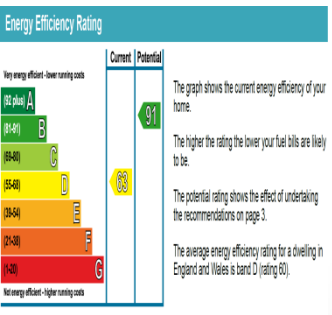
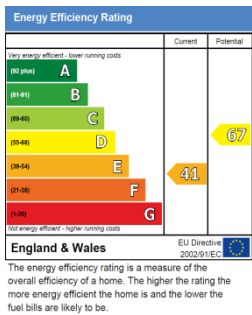
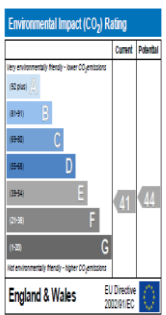
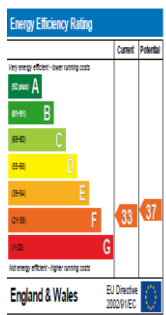
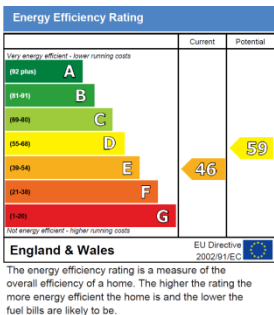
This is a beautifully landscaped and secluded area which is mainly paved with a bordering dwarf wall dividing the paved area from the beds which contain shrubs and plants. The garden has close boarded fencing to all sides.

**Tenure:** Arkade Property has been advised that the title to the whole building is freehold and a new lease for the ground floor flat will have to be created and registered with its own title at HM Land Registry. The new lease will be for a period of 125 years with a ground rent to be advised.

**Arkade Property would be happy to carry out a free valuation and selling appraisal of your property without obligation**

**If you would like to let out your property or rent a property, please contact our Lettings Department**

**Mortgage Advice: We would be happy to refer any enquiries concerning a mortgage to specialist independent consultants.**



The graph shows the current energy efficiency of your home.  
The higher the rating the lower your fuel bills are likely to be.  
The potential rating shows the effect of undertaking the recommendations on page 3.  
The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

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