



Holly Road, Rowley Regis
Offers In Excess Of £129,995

Features:

- Freehold Coach House
- One Bedroom
- Lounge
- Open Plan Kitchen/Diner
- Shower Room
- Garage and Private Parking
- Front Garden
- EPC C

Description:

This excellent One Bedroom freehold Coach House in Rowley Regis. With a Garage and private gated parking, this property has a lot to offer first time buyers or investors. The property in brief: Entrance Hall with stairs to the landing with cupboard storage, spacious Lounge with fireplace, extensive Kitchen Diner which has been recently modernised and includes an integrated gas hob and oven, as well as having space for washing machine, dryer, fridge freezer and dining table. The bedroom is also extremely generous in size with the opportunity to fit a super king size bed, as well as having a built in wardrobe for convenience. Finally, the Shower Room has also been recently renovated and offers a large powerful walk in shower. The property benefits from triple glazing to the front windows as well as a Worcester Bosch Boiler. Outside: Secure private gated parking facility with allocated parking space, as well as a one-car Garage with electrics and extra storage cupboard. To the front a garden split across two sides with grass and slate chippings. This property is close to local shops, doctors and amenities for convenience. Old Hill and Rowley Regis train stations are near by, proving good rail links for commuters. The M5 is also close by giving direct motorway links to Birmingham and Bromsgrove.



Details:

Entrance Hall

Lounge

12' 3" min x 10' 6" (3.73m x 3.20m)

Kitchen/Diner

17' 6" x 9' 1" (5.33m x 2.77m)

Shower Room

8' 7" x 6' 5" max (2.61m x 1.95m)

Bedroom

17' 6" x 10' 0" (5.33m x 3.05m)

Garage



EPC Rating: C

Council Tax Band: B (tbc by solicitors).

Tenure: Freehold (tbc by solicitors).

For more information or to arrange a viewing, please call us on 0121 809 9809.



How can we help you?

Need a mortgage?

We recommend Morgan Financial Solutions. They will search the market for you to ensure you get the right lender and mortgage deal. They typically achieve mortgage offers much more quickly than if you were dealing with lenders directly. The initial appointment is free and without obligation. Call us on 0121 809 9809, or visit their website for more information: www.morganfs.co.uk

Property to sell?

If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation and we will visit your property and discuss your needs.

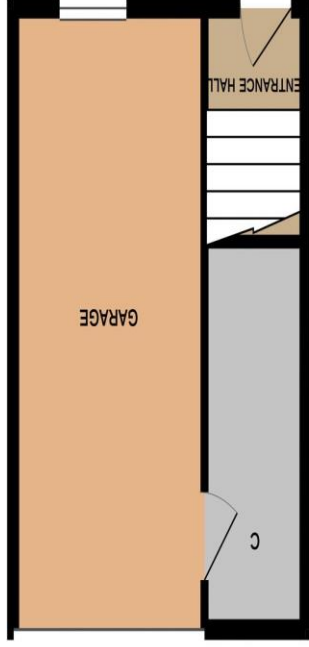
Need a solicitor?

A good solicitor can save you literally weeks of time in the buying/selling process, reducing the stress levels of all involved. We will instruct a reputable firm that is competitive on cost and very reliable. Just ask for a quote.

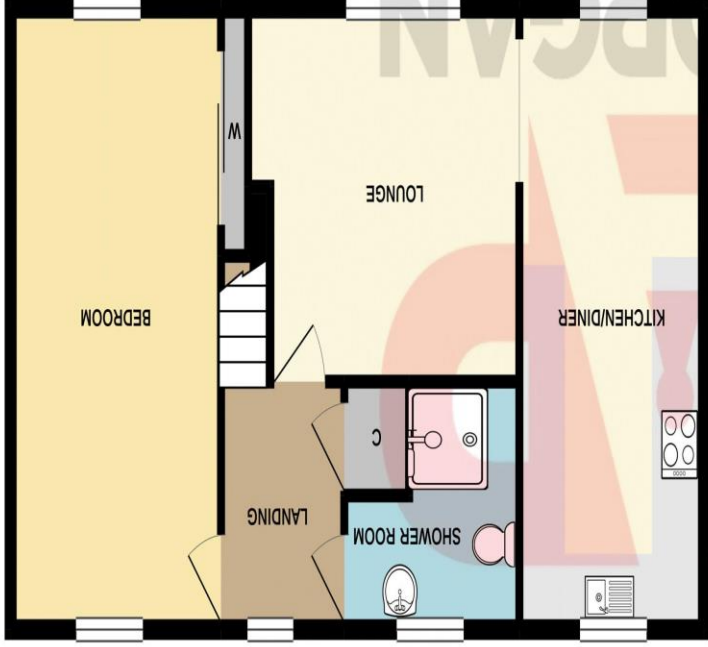
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A professional removal company takes the stress out of moving. Knowing that your belongings are safe and insured far outweighs any small savings by trying to do it yourself or using a man-and-a-van service. We work closely with and recommend Cube Removals as the leading local firm. For peace of mind and a reliable service call them on 0800 193 0000 or visit their website, cuberemovals.co.uk, to arrange a survey.

GROUND FLOOR
253 sq. ft. (23.5 sq. m.) approx.



1ST FLOOR
600 sq. ft. (55.8 sq. m.) approx.



TOTAL FLOOR AREA: 854 sq. ft. (79.3 sq. m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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