



**Rowley Village, Rowley Regis**  
**£195,000**



**Features:**

- Superb double fronted semi detached
- Three bedrooms
- Lounge
- Vast kitchen/diner
- Ground floor w.c.
- Modern bathroom
- Ease of maintenance gardens
- 4 car parking to front, hard standing to rear

**Description:** A most deceptive, three bedroom, semi detached home with a pleasant landscaped rear garden for ease of maintenance, including hard standing for a caravan/further vehicles. The layout is as follows: Porch leading to a hallway with stairs to first floor and door to the dual aspect lounge, with feature fireplace and stripped original wood flooring. The impressive kitchen/diner is laid throughout with feature wood flooring, fitted units offering a built-in oven, gas hob, integrated dishwasher and ceramic sink under the window set into wood work surfaces, a full height storage cupboard and room under stairs for a fridge. A breakfast bar splits the room leaving and ample area to front for a dining suite. A small lobby leads to a w.c., fitted with an sink set to the cistern. The first floor landing has wood panel doors to all rooms and an airing cupboard. Bedroom one is also dual aspect and provides a storage cupboard over the stairs. Double bedroom two has a similar cupboard. Single bedroom three sits at the rear of the property. The family bathroom has been upgraded to include white fittings and an electric shower over the bath with shower screen. The floor matches the kitchen. Outside: The rear garden is laid initially with decking, with room for a hot tub, the rest of the garden is laid thoughtfully with decorative hard surfacing and some gravel areas. Double gates provide entry from a rear driveway. The P.V. Solar panels to front are offered with the property. Some garden fixtures may be offered by separate arrangement. The is opposite Britannia Park and direct buses can reach Halesowen and Wolverhampton. Black Heath High Street has a range of shops, supermarkets, eateries, medical facilities and a library. There are a number of schools locally. Rowley Regis railway station is close by for commuting to Birmingham, as well as the M5 motorway at junction 2.





**Details:**

**Initial Porch**

**Hallway**

**Lounge**

14' 6" x 11' 8" (4.42m x 3.55m)

**Kitchen/Diner**

20' 11" x 13' 4" max w behind stairs (6.37m x 4.06m)

**Ground floor w.c. off small lobby to rear**

**Stairs rise to first floor landing**

**Bedroom 1**

14' 6" x 11' 8" (4.42m x 3.55m)

**Bedroom 2**

11' 5" x 9' 11" (3.48m x 3.02m)

**Bedroom 3**

9' 4" x 7' 0" (2.84m x 2.13m)

**Bathroom**

7' 0" x 5' 9" (2.13m x 1.75m)

**EPC Rating: D**

**Council Tax Band: A** (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?

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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 01527 910 300, or visit their website for more information: [www.morganfs.co.uk](http://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.

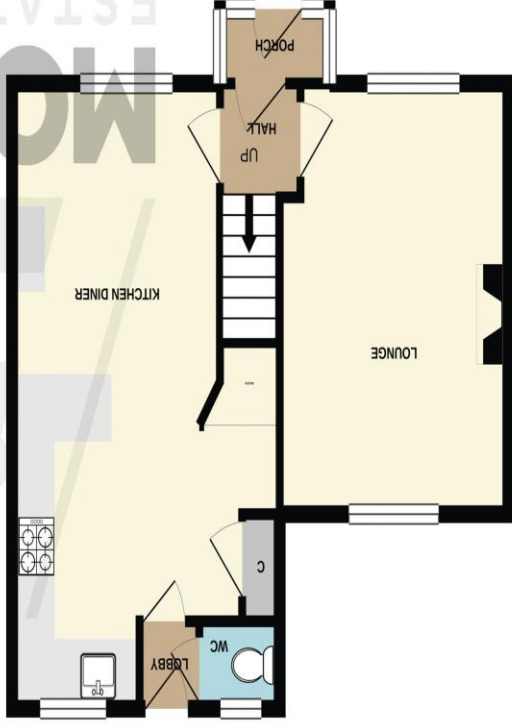
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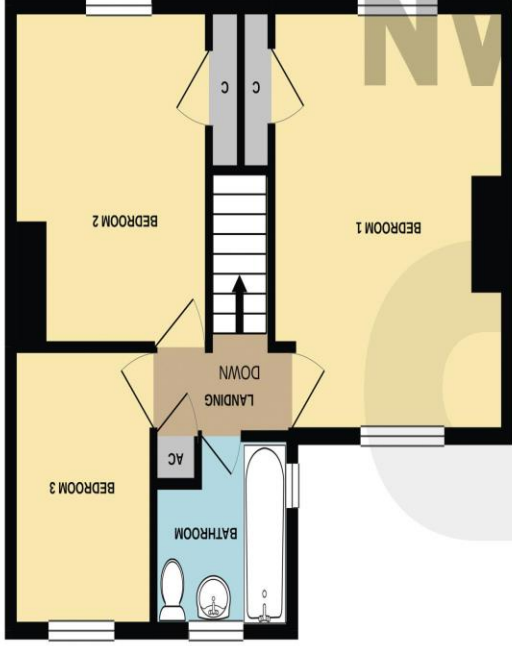
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A professional removal company takes the stress out of moving. Knowing that your belongings are safe and insured far outweighs any small savings by trying to do it yourself or using a man-and-a-van service. We work closely with and recommend Cube Removals 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](http://cuberemovals.co.uk), to arrange a survey.

GROUND FLOOR  
453 sq.ft. (42.1 sq.m.) approx.



1ST FLOOR  
436 sq.ft. (40.5 sq.m.) approx.



TOTAL FLOOR AREA : 888 sq.ft. (82.5 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 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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