



Boundary Avenue, Rowley Regis
Offers in Excess of £190,000

Features:

- Traditional semi detached
- Three bedroom
- Through lounge/diner
- Extended fitted kitchen
- Family bathroom
- 3/4 car front driveway
- Garden with canopied deck, and shed.
- Epc rating E

Description:

A most well presented, three bedroom traditional semi detached home in a pleasant cul-de-sac.

The property sits back from a block paved driveway with added room to side. The interior of the property is briefly described: Pleasant entrance hallway with under stairs storage cupboard. Excellent through lounge/diner, with feature fireplace, oak effect flooring and sliding patio doors leading to the garden. Extended kitchen, offering a good range of wall and base units, ample work surfaces, space for a slot in oven of your choice, inset sink unit, plumbing for appliances, space for a fridge/freezer, wine rack and decorative pvc door leading to the garden.

The first floor landing gives access to two double bedrooms, both with modern fitted wardrobes and single bedroom three overlooking the front. The family bathroom has an electric shower over the bath with screen aside. The rear garden is laid initially with a wooden decking platform, having a pull out canopy over the space, steps between balustrade lead to the lawn laid with artificial turfing, there is a wooden shed at the far end and a useful side area with front gate to the driveway. The property has double glazing and gas central heating and the vertical blinds to the windows will be left.

Locally, there is a choice of convenience shop/newsagents, Black Heath Primary School and Rowley Regis railway station is easily reachable, as well as a good selection of shops, pubs, takeaways and supermarkets in Black Heath High Street.



Details:

Entrance Hallway

Through lounge/diner

24' 0" max into bay x 11' 5" (7.31m x 3.48m)

Extended kitchen

16' 9" max x 6' 6" max (5.10m x 1.98m)

Stairs rise to first floor landing

Bedroom 1

13' 6" x 9' 0" to wardrobes (4.11m x 2.74m)

Bedroom 2

10' 7" to chimney b x 10' 2" (3.22m x 3.10m)

Bedroom 3

7' 3" x 6' 1" (2.21m x 1.85m)

Family Bathroom

7' 0" x 5' 5" (2.13m x 1.65m)



EPC Rating: E

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.



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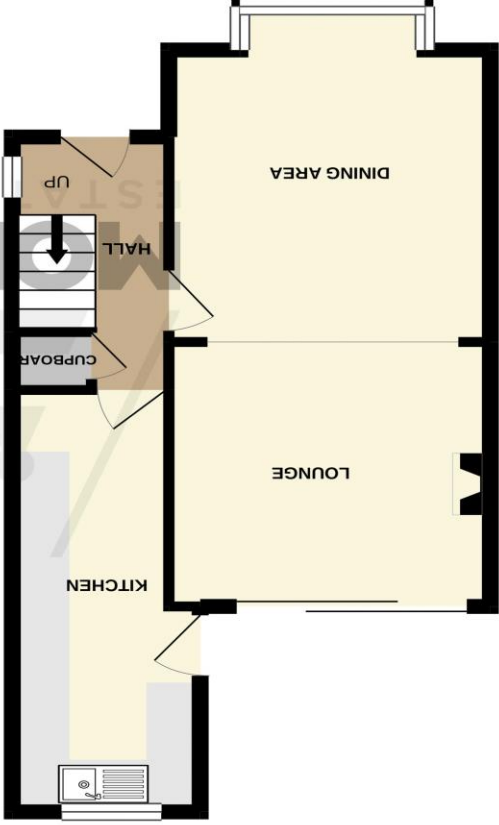
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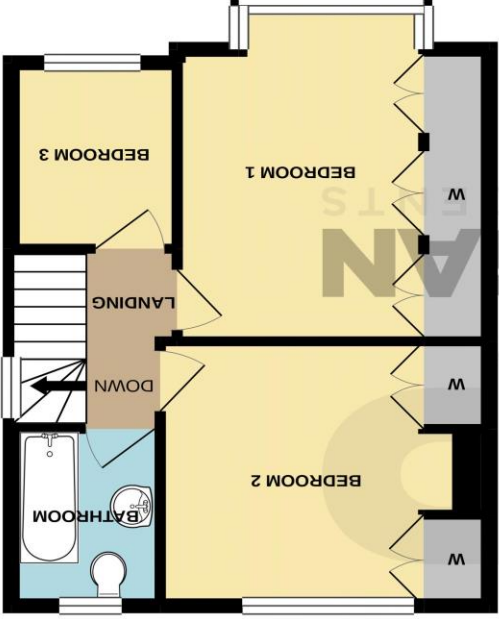
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GROUND FLOOR (38.1 sq.m.) approx.



1ST FLOOR (34.6 sq.m.) approx.



TOTAL FLOOR AREA : 783 sq.ft. (72.7 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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