

AP MORGAN



Rowley Village, Rowley Regis
£220,000

Features:

- Spacious semi-detached home
- Three bedrooms
- Dual aspect lounge
- Second reception room
- Kitchen/diner
- Large utility
- Family bathroom
- Attached garage and parking EPC - D

Description:

A 3 bedroom semi-detached house. The property briefly comprises: Porch, hallway giving onto 2 reception rooms, both with feature fireplaces, reception room 1 being dual aspect, with French windows to the UPVC decking and rear garden, and leading onto the kitchen diner. This has a range of fitted units and cupboards, inset sink and drainer, integrated gas hob and double oven, with space and plumbing for a washing machine. Approached from the rear garden is the Utility room, also with a range of fitted cupboards and units, with further space for other appliances.

Upstairs presents double bedroom 1 which is also dual aspect, double bedroom 2 and generous bedroom 3, along with the bathroom having bath, shower cubicle, basin and toilet.

Outside the front has both lawn and border planting and a driveway giving ample off-road parking, which leads to the garage. To the rear the enclosed garden boasts a delightful UPVC deck to the house leading downstairs to the ease of maintenance garden area, then on to the shed and outhouse area to the rear of the garden.

The property is well located for Blackheath town centre and its facilities, national supermarket chains, nearby schools, local shops and, eating establishments, parks, and commuter routes across the region and to the M5.



Details:

Porch leading to Hallway

Dual aspect reception room 1
14' 5" x 11' 5" (4.39m x 3.48m)

Reception Room 2
13' 0" x 10' 0" (3.96m x 3.05m)

Kitchen/Diner
14' 3" x 8' 3" min depth (4.34m x 2.51m)

Large Utility facility
12' 2" x 8' 6" (3.71m x 2.59m)

Dual aspect Bedroom 1
15' 0" x 11' 7" (4.57m x 3.53m)

Bedroom 2
11' 4" x 10' 0" (3.45m x 3.05m)

Bedroom 3
9' 2" x 5' 9" min w (2.79m x 1.75m)

Family Bathroom
8' 3" x 6' 1" (2.51m x 1.85m)

Garage
19' 7" x 8' 6" (5.96m x 2.59m)

EPC Rating: D
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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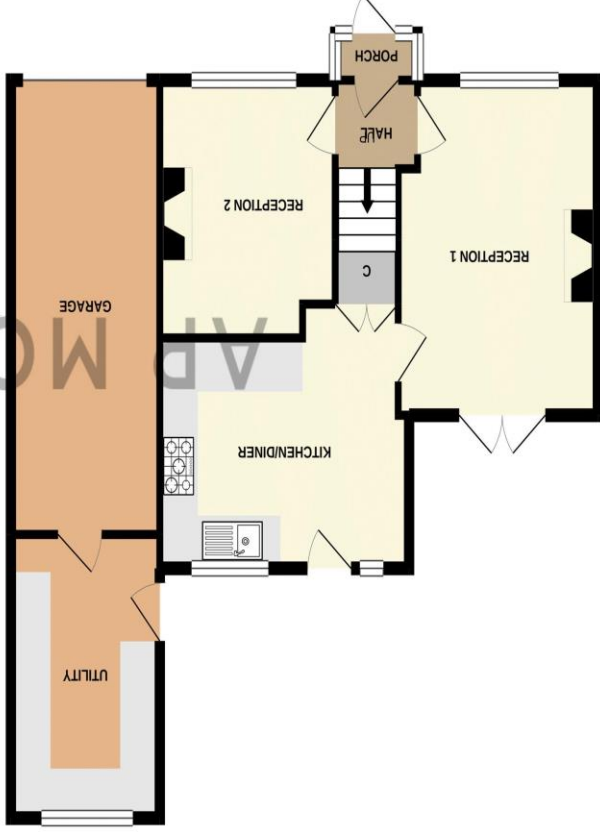
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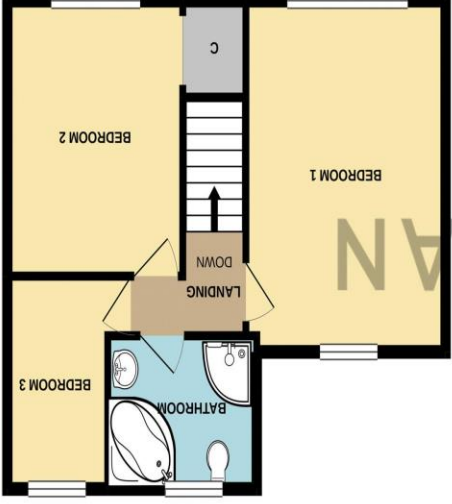
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GROUND FLOOR
720 sq.ft. (66.9 sq.m.) approx.



1ST FLOOR
462 sq.ft. (42.9 sq.m.) approx.



TOTAL FLOOR AREA : 1182 sq.ft. (109.8 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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