

**AP MORGAN**



**Throne Road, Rowley Regis**  
**£190,000**



**Features:**

- Traditional semi detached house
- Three bedrooms
- Lounge with feature fireplace
- Kitchen/diner
- Large heated conservatory
- Family bathroom
- Large front driveway, flat rear garden
- Offered with no chain. Epc rating TBC

**Description:** Fronted by a large private driveway, this three bedroom traditional semi detached property offers spacious accommodation close to amenities.

The layout is as follows: Initial porch leading to a hallway having under stairs storage cupboard and doors to following rooms. Front lounge, with pleasant coal effect gas fire to surround, wall lighting and curved bay to front with window blinds. Rear kitchen/diner, fitted out with wall and base units to left, with inset sink, space for a slot in oven, integrated under counter fridge, wall mounted electric fire to chimney breast, ample room for dining furniture and sliding patio doors leading out to the conservatory. This is almost 19ft wide, with access to the front via a personal door, wall mounted central heating radiator, window blinds, further work surfaces with space and plumbing beneath and double doors leading to the rear garden. Upstairs offers two pleasant double bedrooms and a single bedroom three to front. The family bathroom has a shower over the bath tub, a white suite and decorative wall tiling.

Outside, the rear garden is set off by a large patio area leading onto the long lawn, where the borders are well established with shrubs and various features and a timber shed and green house are placed at the far end.

Other benefits include: Mostly double glazing, and a combination gas central heating boiler.

Locally the property is well within reach of local shops, a chemist and takeaways, Rowley Park Primary School, a major supermarket and retail park at junction 2 of the M5 and Rowley Regis railway station for commuting to Birmingham.





**Details:**

**Entrance Porch**

6' 0" x 5' 6" (1.83m x 1.68m)

**Main Hallway**

**Lounge**

13' 4" max into bay x 11' 5" (4.06m x 3.48m)

**Kitchen/diner**

17' 3" max w x 10' 6" max d (5.25m x 3.20m)

**Heated Conservatory**

18' 10" x 8' 5" (5.74m x 2.56m)

**Bedroom 1**

13' 7" into bay x 11' 1" (4.14m x 3.38m)

**Bedroom 2**

11' 4" x 10' 5" (3.45m x 3.17m)

**Bedroom 3**

7' 3" x 6' 0" (2.21m x 1.83m)

**Family Bathroom**

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

**EPC Rating:** TBC

**Council Tax Band:** B (tbc by solicitors).

**Tenure:** (tbc by solicitors).

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



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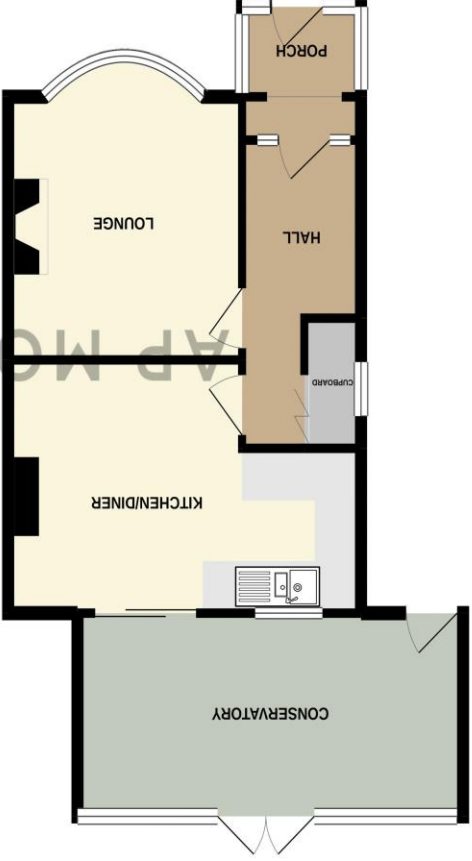
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GROUND FLOOR  
548 sq.ft. (51.0 sq.m.) approx.



1ST FLOOR  
370 sq.ft. (34.4 sq.m.) approx.



TOTAL FLOOR AREA: 919 sq.ft. (85.3 sq.m.) approx.  
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