

AP MORGAN



Regis Road, Rowley Regis
£195,000

Features:

- Semi-detached property
- Three bedrooms
- Two reception rooms
- Lots of potential
- Driveway with accompanying garage
- Good-size rear garden
- Close to amenities
- EPC - E

Description:

A three-bed semi-detached property located on a quiet street with off-road parking and an accompanying garage. Starting on the ground floor, leading off the hallway is two spacious reception rooms, both having; feature fireplaces, large windows that let lots of natural light in, and access to a well-proportioned kitchen. The kitchen benefits from having space for a washing machine, fridge freezer, and oven, as well as having plenty of built-in storage. Lastly on the ground floor is a W.C.

The first floor of this property lends itself to three good-size bedrooms, the first is a double with space for wardrobes as well as built-in storage, the second is also a double with space for wardrobes, built-in storage, and a characterful fireplace, and the third bedroom is a good-size single with space for wardrobes. Lastly on the first floor is a bathroom with a shower unit. Externally this property boasts a good-size rear garden which is mainly laid to lawn with attractive trees, shrubbery and planting borders to the edges, as well as a good-size patio area perfect for alfresco dining. To the front of the property is a good-size driveway with an accompanying garage.

Ideally situated close to primary and high schooling, Black Heath High Street also has a good range of shops, supermarkets, and takeaways, as well as a medical centre. Bus routes are within a few yards of the property and a short drive brings Rowley Regis railway station. within reach for commuting and features a large car park.



Details:

Hallway

4' 3" x 3' 9" (1.29m x 1.14m) (Max)

Reception one

14' 5" x 10' 3" (4.39m x 3.12m) (Max)

Reception two

11' 9" x 9' 9" (3.58m x 2.97m) (Max)

Kitchen

8' 3" x 12' 5" (2.51m x 3.78m) (Max)

Bedroom one

14' 4" x 10' 4" (4.37m x 3.15m) (Max)

Bedroom two

11' 3" x 9' 9" (3.43m x 2.97m) (Max)

Bedroom three

9' 2" x 8' 2" (2.79m x 2.49m) (Max)

Bathroom

4' 4" x 5' 9" (1.32m x 1.75m) (Max)

W.C

3' 5" x 2' 6" (1.04m x 0.76m) (Max)



EPC Rating: E

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?

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.

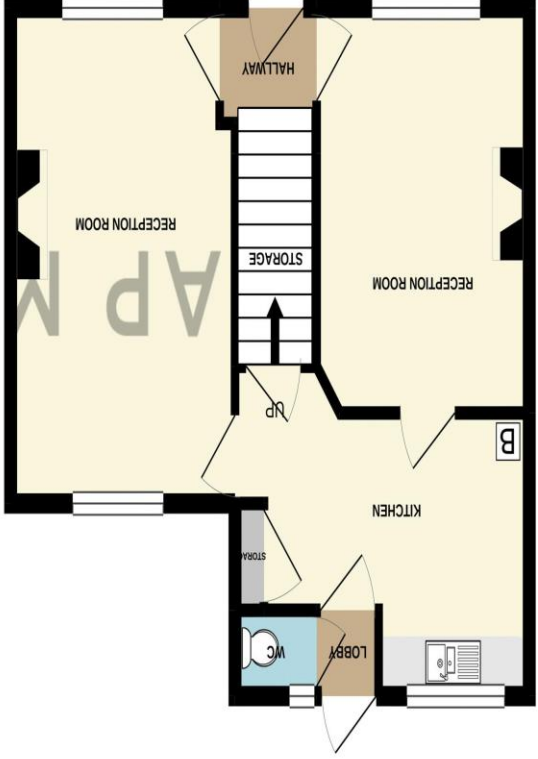
Need a solicitor?

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.

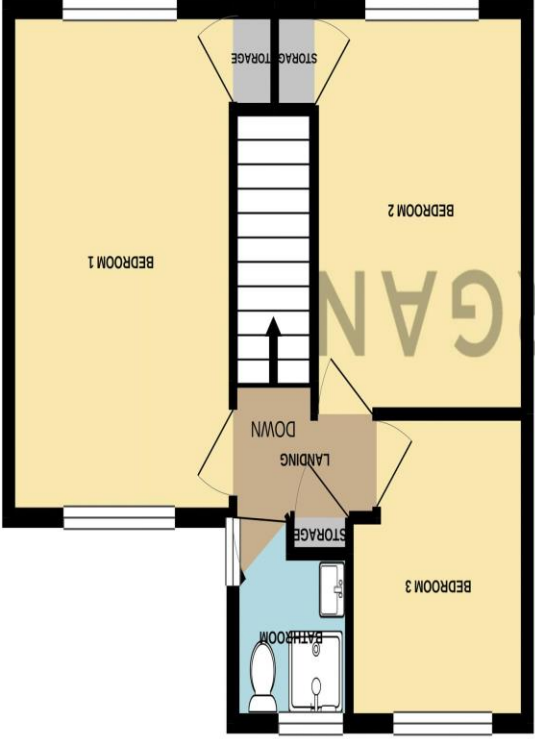
Need a removal company and storage?

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
407 sq.ft. (37.8 sq.m.) approx.



1ST FLOOR
431 sq.ft. (40.0 sq.m.) approx.



TOTAL FLOOR AREA: 837 sq.ft. (77.8 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.
Made with Metropix ©2021

No statement in these details is to be relied upon as representation of fact, and purchasers should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained within. These details do not constitute any part of any offer or contract. AP Morgan and their employees and agents do not have any authority to give any warranty or representation whatsoever in respect of this property. These details and all statements herein are provided without any responsibility on the part of AP Morgan or the vendors. Equipment: AP Morgan has not tested the equipment or central heating system mentioned in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. Measurements: Great care is taken when measuring, but measurements should not be relied upon for ordering carpets, equipment, etc. The Laws of Copyright protect this material. AP Morgan is the Owner of the copyright. This property sheet forms part of our database and is protected by the database right and copyright laws. No unauthorised copying or distribution without permission.