



**humberstones**  
homes

170 POWKE LANE, ROWLEY REGIS, WEST MIDLANDS, B65 0AD

**£135,000**





### LOCATION

The property can be found on Powke Lane with Blackheath one way and Cradley Heath the other. There is also excellent access to bus routes as well as motorway access at Junction 2 of the M5.

### DESCRIPTION

This is a spacious terraced home with pleasant garden with private aspect to the rear. It comprises on the ground floor of a lounge, dining room, inner lobby/utility area & an extended kitchen. On the first floor is a landing, 2 double bedrooms & a good sized bathroom. There is a small garden to the front and the house benefits from gas central heating & UPVC double glazing and all mains services are connected. EPC rating: D

### Front Entrance

UPVC door leading to lounge

### Living Room 13' 4" x 119' 0" (4.06m x 36.24m)

Front facing with feature fire place with inset gas fire, double panelled radiator, ceiling light point. Door leading to

### Dining Room 13' 4" x 11' 1" (4.06m x 3.38m)

Under stairs storage cupboard, feature fire place with inset gas fire, double panelled radiator, ceiling light point. Door to stairway and Door leading to

### Rear Hallway/Utility Area 7' 11" max x 5' 11" max (2.41m x 1.80m)

Plumbing for washing machine, single panel radiator, spot lights, Door leading to rear garden.

### Kitchen 11' 10" x 9' 3" (3.60m x 2.82m)

Rear facing, having tiled flooring with double panel radiator, ceiling light point, and fitted with a range of wall and base units with surfaces over and courtesy tiling, inset 1 ½ bowl sink unit, built in Electric oven and gas hob, built in fridge freezer, dishwasher (left on non-repairing basis)



### First Floor Landing

Having ceiling light points and doors to bedrooms and bathroom

### Bedroom One 13' 4" x 11' 10" (4.06m x 3.60m)

Front facing with single panel radiator and ceiling light.

### Bedroom Two 12' 0" x 10' 3" (3.65m x 3.12m)

Rear facing with single panel radiator and ceiling light.

### Bathroom 11' 10" x 5' 11" (3.60m x 1.80m)

Rear facing, Fitted with luxury suite, having vinyl flooring, panelled bath with electric shower over, low flush WC, wash hand basin, heated towel rail and ceiling light point. Storage cupboard with Gas central heating boiler.

### Outside

Set back from the road behind a dwarf brick wall there is a secure access to the rear of the property. The rear of the property has a delightful landscaped and low maintenance garden with sunny aspect, having slabbed patio area, and a lawned area

### Property Related Services

Humberstones Homes recommends certain products and services to buyers including mortgage advice, insurance, surveying and conveyancing. We may receive commission for such recommendations and referrals when they proceed to sign up and/or completion. These can vary up to a maximum of £210 per transaction

### Tenure

The agents are advised that the property is freehold. The agents have not checked the legal documents to verify the status of the property. We therefore advise the buyers to satisfy themselves on the tenure.





**Ground Floor**

**First Floor**

type your text here Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of windows, doors and any other items and their position are approximate. No responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any interested party.



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