



**humberstones**  
homes

9 PARK AVENUE, ROWLEY REGIS, WEST MIDLANDS, B65 9ES

**£200,000**





### LOCATION

The property occupies a pleasant position within this popular location and is handy for shopping facilities, amenities and school, whilst Rowley Regis Train Station is just a short distance away enabling commuting into Birmingham City Centre. Local major road network provides access to M5 Motorway (J2) and further to the surrounding areas. The property can be located turning off Rowley Village into Bell End, then second left into Park Avenue and is then situated a short distance along on the left hand side as indicated via the agents for sale board.

### DESCRIPTION

Offered for sale is this very well presented and thoughtfully improved 3 bedroom traditional style semi detached home in popular, convenient location, handy for Rowley Regis Train Station, set back from the road behind a drive providing off road parking and leading to the following accommodation :- On the ground floor is an entrance hall, spacious lounge and super open plan fitted kitchen/dining area. First floor provides 3 bedrooms and re-fitted bathroom. Outside is a pleasant good sized rear garden. Double glazed and gas radiator heating. EPC rating D.

#### Entrance Hall

Radiator, staircase rising to the first floor.

#### Lounge 13' 5"(into bay) x 11' 7"(max) (4.09m x 3.53m)

Double glazed bay window to the front, radiator and feature fireplace with tiled hearth and inset.

#### Fitted Kitchen/Dining Area 16' 2"(plus recess) x 10' 6"(max) (4.92m x 3.20m)

Double glazed window to the rear, radiator, range of base and wall mounted units, work surface area, single drainer sink with mixer tap, integral oven, 4 ring electric hob and cooker hood above, integrated dishwasher and integral fridge/freezer, complimentary tiling to the walls, understair store/pantry and double glazed sliding patio door onto the rear garden.



#### First Floor Landing

Double glazed window to the side, loft access (pull down ladder to boarded loft), doors off from the Landing to all First Floor Accommodation.

#### Bedroom One 13' 8"(into bay) x 11' 0"(max) (4.16m x 3.35m)

Double glazed bay window to the front. Radiator.

#### Bedroom Two 11' 7"(max) x 10' 7" (3.53m x 3.22m)

Double glazed window to the rear providing pleasant outlook over the rear garden. Radiator.

#### Bedroom Three 7' 2" x 6' 3" (2.18m x 1.90m)

Double glazed window to the front and radiator.

#### Re-Fitted Bathroom 6' 10"(max) x 5' 5"(max) (2.08m x 1.65m)

Double glazed window to the rear, heated towel rail and attractive suite comprising :- Bath with shower over, wash handbasin, low level flush wc, and tiling to the walls.

#### Front

Drive providing off road parking and leading to the accommodation.

#### Rear Garden

Pleasant good sized rear garden with patio, lawn and side access gate.

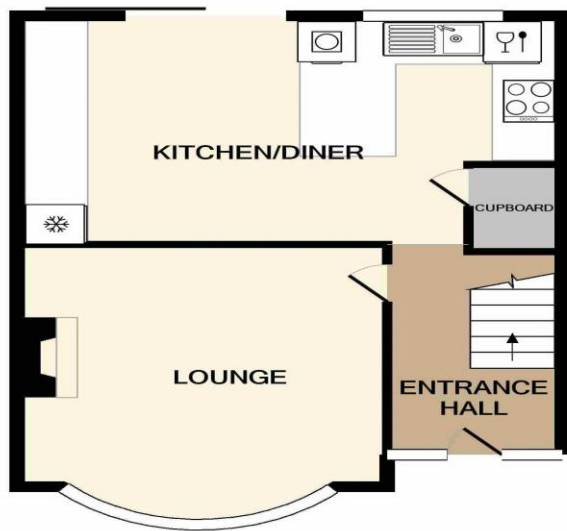
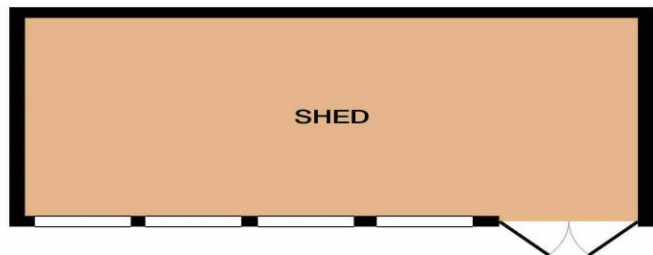
#### Tenure

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.

#### 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.



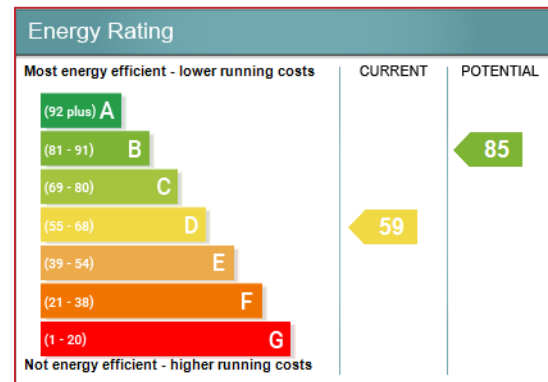
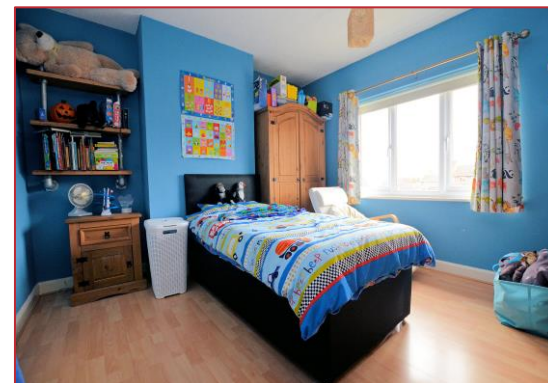


GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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