







#### LOCATION

The bungalow occupies a pleasant position within this convenient location, and is handy for local shopping facilities and amenities, whilst Rowley Regis Train station is just a short distance away. M5 Motorway (J2) enables commuting to the surrounding areas. The property can be located turning off Oldbury Road into Uplands Avenue and first left into Highbury Avenue where the bungalow is then situated a short distance along.

#### DESCRIPTION

Offered with NO UPWARD CHAIN, this is a good sized 2 bedrooomed detached bungalow, conveniently located, set back behind a drive providing off road parking and leading to the following accommodation :- On the ground floor is an entrance hall, spacious lounge, fitted breakfast kitchen, 2 bedrooms and shower room. There is an integral garage and pleasant rear garden. Double glazed and Gas central heating. EPC rating D.

#### Entrance Hall

Radiator, loft access and doors off to all accommodation.

#### Lounge 14' 8"(into bay) x 13' 1"(max) (4.47m x 3.98m)

Double glazed bay window to the rear and radiator.

#### Fitted Breakfast Kitchen 15' 7" x 8' 5" (4.75m x 2.56m)

Double glazed window to the rear and side, base units rolled top work surface areas, wall cupboards, one and a half bowl single drainer sink with mixer tap, integral oven, 4 ring gas hob and cooker hood above, complimentary tiling to the walls, and double glazed door to the side providing access to the rear garden.

#### Bedroom One 11' 0"(to back of wardrobe) x 9' 9"(max) (3.35m x 2.97m)

Double glazed window to the side, radiator and fitted wardrobes with hanging rail and storage.

#### Bedroom Two 12' 1"(max) x 8' 7"(to back of wardrobe) (3.68m x 2.61m)

Double glazed window to the front, radiator and range of fitted furniture including wardrobes with hanging rail, shelving and storage.

#### Shower Room 8' 5"(max) x 6' 10"(max) (2.56m x 2.08m)

Double glazed window to the side, radiator, built in airing cupboard, wc, wash handbasin and shower cubicle with screened door, shower and complimentary tiling to the walls.

#### Front

Drive providing off road parking and leading to the accommodation.

#### Garage 17' 6" x 8' 6" (5.33m x 2.59m)

Window to the side, central heating boiler and door to Hall.

#### Rear Garden

Pleasant rear garden with slabbed area and side access gate.

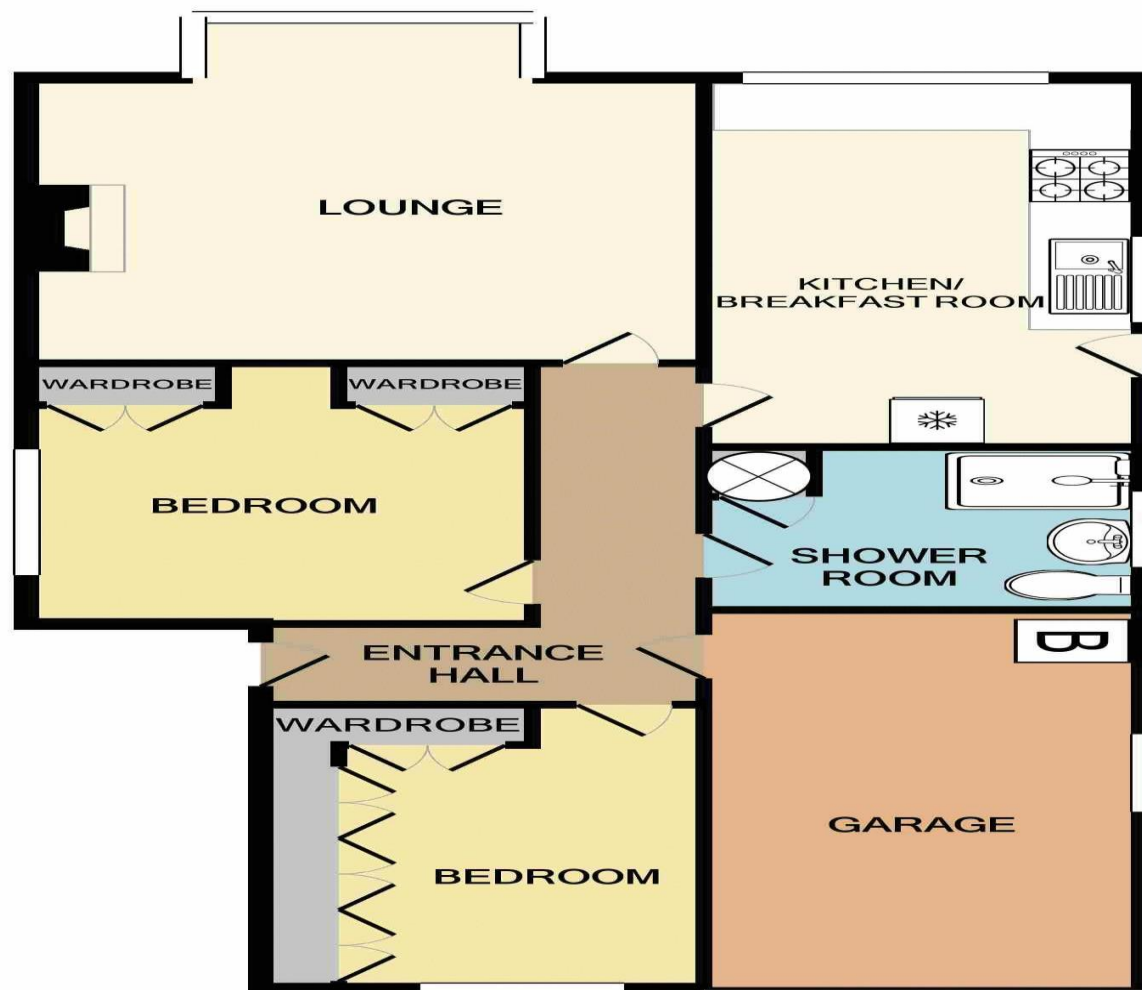
#### Tenure

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.





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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