

AP MORGAN



Hawes Lane, Rowley Regis, West Midlands
Asking Price £250,000

Features:

- No onward chain
- Two bedroom bungalow
- Completely refurbished throughout
- Shower Room
- Lounge/Diner
- Kitchen
- Garage
- Great central location
- Council Tax Band - C
- EPC - C

Description:

No onward chain

Introducing this completely refurbished two-bedroom bungalow with a garage and off road parking for multiple vehicles, all within a great central location.

Inside, the layout comprises a spacious entrance hall, two good-sized bedrooms, a garage, a shower room, a lounge/diner with a feature gas fireplace, and French doors that open out to the rear patio. The kitchen is equipped with solid wood worktops, integrated wall oven, induction hob, and fridge/freezer.

Outside, the front of the property features a driveway for multiple vehicles leading to the garage with side-hung garage doors. To the rear is a two-tiered garden with a patio and lawn accessible via white-rendered steps.

This property is conveniently located close to good schooling, 1.4 miles from Rowley Regis Hospital, and 1.1 miles from the popular Warrens Hall Country Park and Nature Reserve, offering beautiful scenic walks. It is just 1 mile from local supermarkets and amenities at Rowley Regis High Street, as well as the train station and the M5 with access links into Birmingham City Centre.



Details:

Entrance Hall

Master Bedroom 12'3" x 10'7" (3.73m x 3.23m)

Bedroom Two 11'3" x 7'7" (3.43m x 2.3m)

Shower Room 8'4" x 6'7" (2.54m x 2m)

Garage 15'7" x 7'11" (4.75m x 2.41m)

Lounge/Diner 17'10" x 10'9" (5.44m x 3.28m)

Kitchen 15'9" x 7'6" (4.8m x 2.29m)

EPC Rating: C

Council Tax Band: C (tbc by solicitors).

Tenure: Freehold (tbc by solicitors).

For more information or to arrange a viewing, please call us on 01384 319 400.



How can we help you?

Need a mortgage?

We recommend Wiser Mortgage Advice. 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 01384 319 400, or visit their website for more information: www.wisermortgageadvice.co.uk

Property to sell?

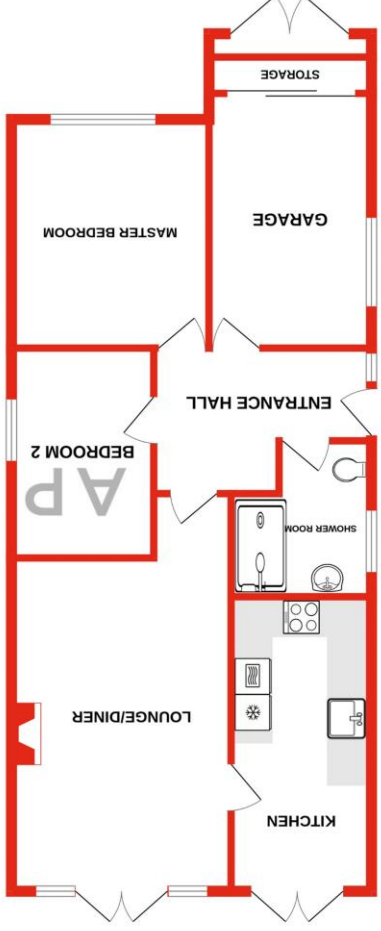
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation 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
833 sq.ft. (77.4 sq.m.) approx.

TOTAL FLOOR AREA : 833 sq.ft. (77.4 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the description 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. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. The service, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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