

AP MORGAN



Doulton Road, Rowley Regis, West Midlands
Offers in the region of £280,000

Features:

- No onward chain
- Three bedroom link detached
- Recently refurbished throughout
- Far reaching panoramic views
- Utility room
- Garage
- South facing garden
- Council Tax Band - C

Description:

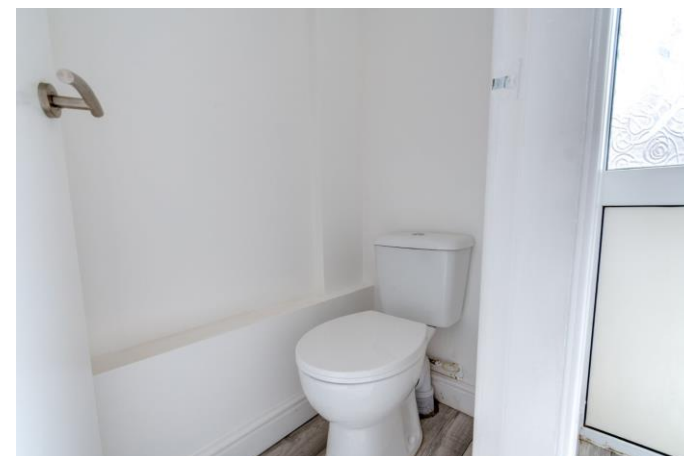
No onward chain

Introducing this beautifully renovated three-bedroom link-detached home boasting panoramic far-reaching views and a garage.

Inside, the layout comprises an entrance hall, lounge with feature gas fireplace, and a kitchen/diner with a large understairs store and French doors leading out to the rear garden, as well as access to the utility room with WC and garage. Upstairs, there are three bedrooms with panoramic views towards Clent Hills, and completing the upstairs is a bathroom with a shower over the bath.

To the front of the property is a driveway leading to the garage with side-hung doors, while the rear garden is south-facing and low-maintenance.

Situated in Rowley Regis, the property benefits from proximity to a variety of schooling options nearby, ranging across different levels, and is close to Warrens Hall Nature Reserve. Easy access to Rowley Regis provides access to local amenities, while being 2.9 miles from Merry Hill shopping centre offers additional shopping, dining, and entertainment options. For commuters, the M5 and Rowley Regis train station provide transport links into Birmingham city centre.



Details:

Entrance Hall

Lounge 13'7" x 11'8" (max) (4.14m x 3.56m (max))

Kitchen/ Diner 10'10" x 15' (3.3m x 4.57m)

Utility Room 11'1" x 7'10" (max) (3.38m x 2.4m (max))

WC

Garage 14'10" x 7'10" (4.52m x 2.4m)

First Floor Landing

Master Bedroom 9' (2.74) x 15'1" (4.6) (both max)

Bedroom Two 10' (max) x 8'11" (3.05m (max) x 2.72m)

Bedroom Three 10'11" x 5'11" (3.33m x 1.8m)

Bathroom 6'4" x 5'11" (1.93m x 1.8m)



EPC Rating: D

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?

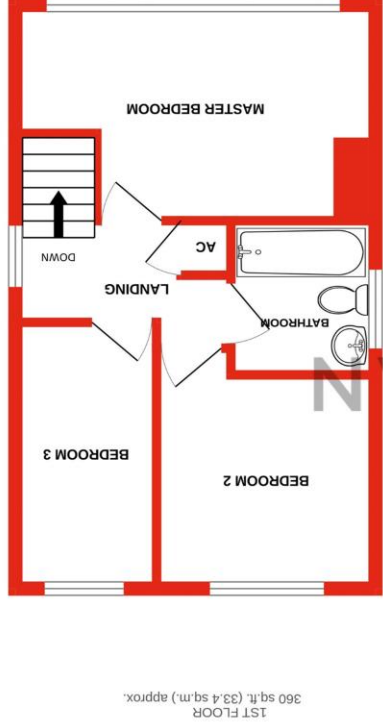
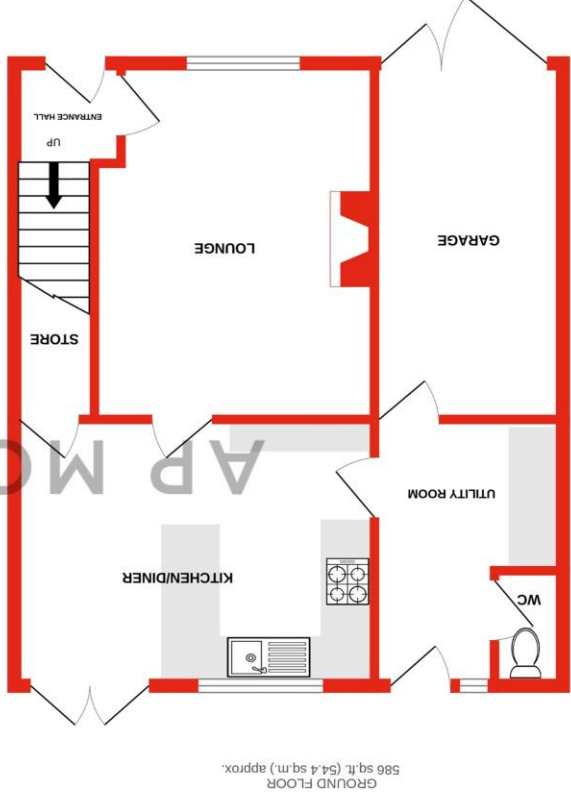
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation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



TOTAL FLOOR AREA : 945 sq.ft. (87.8 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and 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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