

AP MORGAN



Old Bridge Walk, Rowley Regis,
Asking Price £210,000

Features:

- Well-proportioned family home
- Three good sized bedrooms
- Spacious dual aspect lounge/diner
- Fitted kitchen
- Family bathroom & separate w/c
- Generous detached garage with electric door
- Sunny aspect rear garden
- Popular location

Description:

Situated in a popular residential location of Rowley Regis, this spacious and well-presented three-bedroom end-terraced family home benefits from a generous detached garage and parking options to the rear.

The frontage of the property is approached via a lawned fore garden with a pathway leading to the front door.

Inside, the welcoming interior briefly comprises an entrance hall with a large storage cupboard, a spacious dual-aspect lounge/diner with double-glazed sliding doors opening onto the rear garden, and a well-presented kitchen fitted with a range of wall and base units, space for freestanding appliances, a storage cupboard, and a door leading out to the garden.

Upstairs, the first-floor landing gives access to double bedrooms one and two, a well-proportioned third bedroom with a built-in storage cupboard, a family bathroom, and a separate WC.

Outside, the property enjoys a sunny aspect enclosed rear garden, laid to an initial paved patio seating area with steps leading up to a lawn with a planted bed to one side. A brick-built garden store room with power and a rear access gate lead to the detached garage, which features a remote-operated roller shutter door and on-road parking options.

The property is situated in the popular and well-connected area of Rowley Regis, within walking distance of highly regarded schools, local shops, and a range of everyday amenities. The location benefits from excellent public



transport links and offers easy access to major motorway networks, making it ideal for commuters and families alike.

Details:

Entrance Hall

Store Cupboard 1.56 x 1.52

Lounge/Dining Room 6.47 x 3.17

Kitchen 3.64 x 2.47

First Floor Landing

Bedroom One 3.65 x 3.81 Both max

Bedroom Two 2.93 x 3.81 Both max

Bedroom Three 2.01 x 3.21 Both max

Bathroom 1.7 x 1.62

W/C



EPC Rating: C

Council Tax Band: B (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?

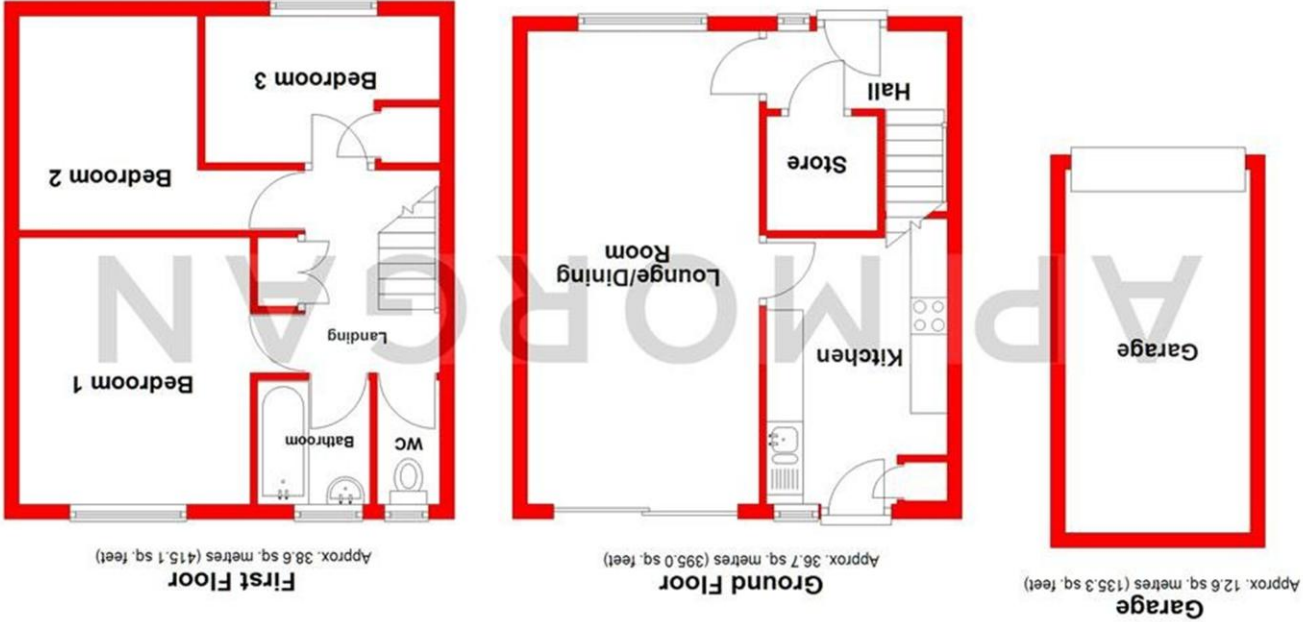
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Total area: approx. 87.8 sq. metres (945.4 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.

Plan produced using Planlup.

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