

for sale

offers in the region of **£170,000**



Royal Oak Road Rowley Regis B65 8NU

A two bedroom semi-detached home situated in a convenient location for all schools, shops and transport links. Perfect for first time buyers or investors. Briefly comprising: Entrance Porch, lounge/dining room, conservatory, kitchen, two double bedrooms, bathroom, rear garden with secure gates giving access for parking. Viewings are recommended to appreciate the accommodation on offer.

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Approach

The property is approached via a public footpath with steps leading down to the front door taking you into:

Entrance Porch

Door leading into:

Lounge/dining Room

23' 3" x 17' 3" Max (7.09m x 5.26m Max)

Double glazed window to front elevation, two ceiling light points, stairs to first floor landing, two central heating radiators and two storage cupboards

Kitchen

10' 8" x 7' 6" (3.25m x 2.29m)

Fitted kitchen with a range of wall and base units with work surfaces over, central heating radiator, space for appliances, space for fridge/freezer, double glazed window to rear elevation and patio door leading into the rear garden.

Conservatory

7' 2" x 8' 5" (2.18m x 2.57m)

Of Upvc construction



First Floor Landing

Double glazed obscure window to side elevation, ceiling light point, loft access, storage cupboard and doors leading to:

Bedroom One

10' 4" x 13' 11" (3.15m x 4.24m)

Double glazed window to front elevation, ceiling light point, storage cupboard and central heating radiator

Bedroom Two

13' 10" x 8' 2" (4.22m x 2.49m)

Double glazed window to rear elevation, ceiling light point and central heating radiator

Bathroom

Suite comprising: Bath with mixer taps, double glazed obscure window to rear elevation, low level w.c, wash hand basin and central heating radiator

Rear Garden

A low maintenance rear garden with a patio area perfect for entertaining, sheds, fencing to borders and a secure gate to the rear for parking.





This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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Property Ref: HSW313812 - 0004

Tenure: Freehold

EPC Rating: E

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