



**Blackberry Lane, Rowley Regis**

**£239,000**



**Features:**

- Individual 3 bedroom detached house
- Lounge & kitchen/diner
- Bathroom & G.F. W.C.
- Loft room
- Garage & off-road parking
- Gas C.H. & double glazing
- EPC rating E
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**Description:**

In individually built detached house with 3 double bedrooms, well located for local shopping, schools, Warrens Hall Nature Reserve, bus and commuter routes. The property briefly comprises: Hall with w.c. off and timber built open stairs. Extended lounge with sliding doors to the patio and a feature fireplace, modern fitted kitchen/diner with inset sink, integrated gas hob, electric oven, dishwasher, fridge/freezer and space for a washing machine, and also ample room for a dining table and chairs. Upstairs presents 3 double bedrooms, all with built-in wardrobes and storage, and a large bathroom with separate shower cubical. A further staircase leads up to a loft room with skylights and eaves storage. Outside to the front is the driveway with off-road parking for 2 cars and access to the garage. To the rear is an extensive garden with mature planting, water features, and patio area. The property further benefits from gas central heating and double glazing





**Details:**

**Hall**

**Lounge**

14' 9" x 10' 9" max (4.49m x 3.27m)

**Kitchen Area**

12' 0" x 9' 10" (3.65m x 2.99m)

**Dining Area**

11' 6" x 8' 8" (3.50m x 2.64m)

**W.C.**



**Stairs rise to first floor**

**Bedroom 1**

11' 10" x 11' 4" to wardrobes (3.60m x 3.45m)

**Bedroom 2**

11' 6" x 9' 10" (3.50m x 2.99m)

**Bedroom 3**

12' 0" x 9' 3" (3.65m x 2.82m)

**Bathroom**

12' 0" x 6' 6" (3.65m x 1.98m)

**Stairs rise to attic**

**EPC Rating: E**

**Council Tax Band: D** (tbc by solicitors).

**Tenure: Freehold** (tbc by solicitors).

**For more information or to arrange a viewing, please call us on 0121 809 9809.**



## How can we help you?

### Need a mortgage?

We recommend Morgan Financial Solutions. 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 0121 809 9809, or visit their website for more information: [www.morganfs.co.uk](http://www.morganfs.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.

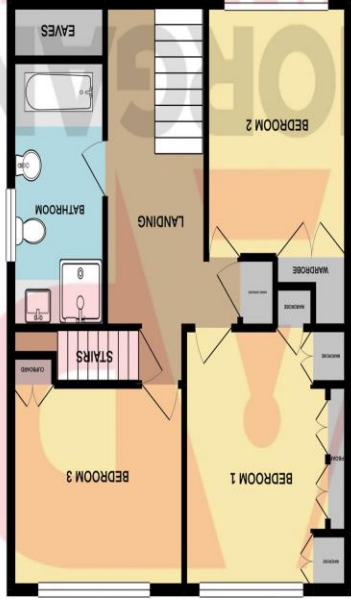
### Need a removal company and storage?

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](http://cuberemovals.co.uk), to arrange a survey.

GROUND FLOOR 684 sq. ft. (63.5 sq. m.)



1ST FLOOR 618 sq. ft. (57.4 sq. m.)



2ND FLOOR 213 sq. ft. (19.8 sq. m.)



TOTAL FLOOR AREA: 1515 sq. ft. (140.7 sq. m.) approx.

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.

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