



Oldbury Road, Rowley Regis
Offers Over £230,000

Features:

- Semi Detached House
- Three Bedrooms
- Lounge with Bay Window
- Modernised Kitchen/Diner with Living Space
- Upstairs Shower Room and Downstairs WC
- Extensive Rear Garden
- Multiple Car Driveway
- EPC E

Description:

AP Morgan are please to bring to the market this exceptionally spacious three bedroom semi-detached family home located in the ever popular Rowley Regis close to the M5 Jct2. Being a short walk away from local bus services to Oldbury, West Bromwich, Birmingham, the epicentre of HS2, Halesowen and Merry Hill to name a few. Alternatively local Rowley Regis Train Station and Sandwell and Dudley both run direct services to Birmingham Snow Hill, New Street and London. Blackheath and Oldbury offer plenty of local shops as well as the iconic Savacentre (Sainsbury's), in addition to which some of the most modern and progressive Primary and High Schools are within walking distance. The property in brief consists of large driveway leading to Entrance Hall, Lounge with Bay window, spacious extended Kitchen dinner, with fitted modern kitchen housing hot water tap, integrated larder fridge and freezer, Bosch microwave and oven set and of course a dishwasher. Silstone worktops finishing off the centre piece kitchen Island. Followed by spacious dining and seating area, bi-fold doors leading into the ample garden with patio, artificial grass and flowerbeds. Let's not forget the utility and downstairs toilet. Upstairs there are two large double bedrooms with tastefully fitted wardrobes and shelving and a well proportioned bedroom three currently being used as a study room. Along with a shower room which boasts underfloor heating and a large overhead shower. Potential for further extension (STP) both up into the loft and to the ground floor. We recommend early viewings to appreciate this property in person.



Details:

Entrance Hall

Lounge

10' 10" max x 13' 1" (3.30m x 3.98m)

Kitchen/Diner

21' 3" x 19' 8" max (6.47m x 5.99m)

Utility

6' 9" x 4' 4" (2.06m x 1.32m)

WC

Bedroom One

10' 5" x 1' 10" (3.17m x 0.56m)

Wardrobe

Wardrobe

Bedroom Two

10' 10" x 9' 10" min (3.30m x 2.99m)

Wardrobe

Wardrobe

EPC Rating: E

Council Tax Band: C (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

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.

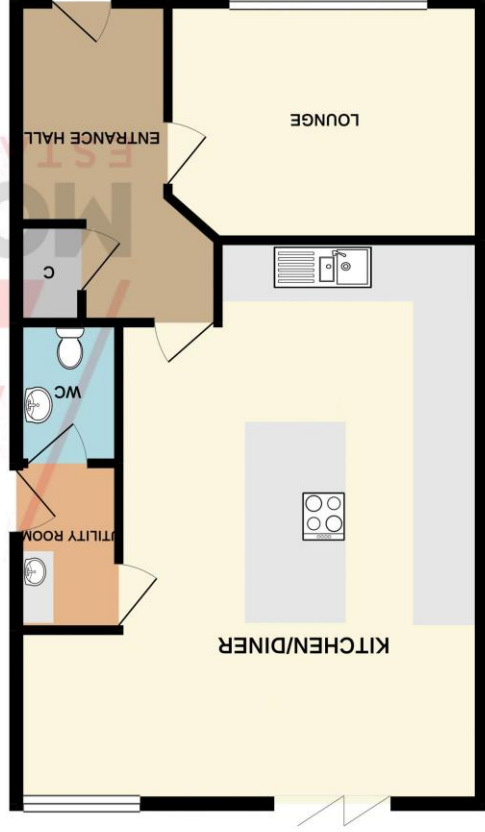
Need a solicitor?

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.

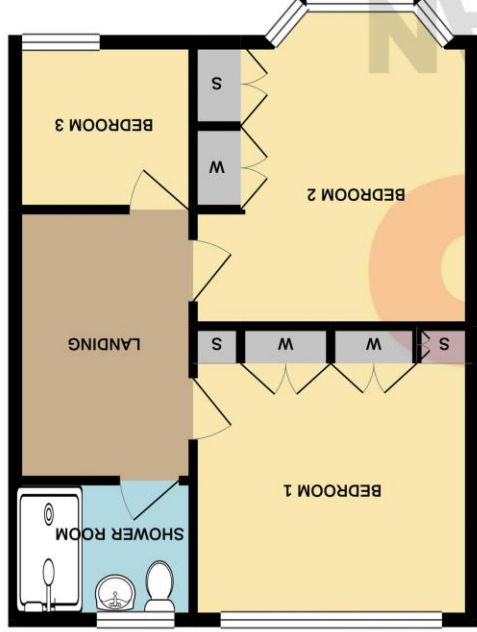
Need a removal company and storage?

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 643 sq. ft. (59.7 sq. m.)



1ST FLOOR 464 sq. ft. (43.1 sq. m.)



TOTAL FLOOR AREA: 1107 sq. ft. (102.8 sq. m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements are given to the nearest millimetre. This plan is for illustrative purposes only and should be used as a guide only. No liability is accepted for any error, omission or mis-statement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix ©2019

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