



24 Wendover Road
Rowley Regis, B65 8LL

By Auction £135,000

Approach

Tarmacked sloping driveway to front offering off road parking with a small front garden available with matured shrubbery.

Porch

Window to front. Door into:

Entrance Hall

3.72m x 1.85m (12'2" x 6'0")

Stairs to first floor accommodation. Doors into fitted kitchen and through lounge diner.

Through Lounge Diner

7.66m x 3.77m (25'1" x 12'4")

Windows to front and rear. Gas fire only installed within surround. Coving. Door into:

Fitted Kitchen

3.49m x 2.74m (11'5" x 8'11")

Under stairs storage available. Low level units incorporating: 1 1/2 stainless steel sink and drainer unit and recess for a freestanding cooker. Door into garage. Window to rear. Plumbing for a washer installed.

Garage/Workshop

8.71m max x 3.30m (28'6" max x 10'9")

Up and over door to front with rear access available also. Ample space/storage throughout.

Landing

Loft access available. Doors to all upstairs rooms. Window to side.

Bedroom One

3.55m x 3.59m (11'7" x 11'9")

Window to rear.

Bedroom Two

2.60m x 3.74m (8'6" x 12'3")

Window to front.

Bedroom Three

2.49m x 1.90m (8'2" x 6'2")

Window to front.

Bathroom

Window to rear. Three piece bathroom suite comprising of; paneled bath with electric shower over, low level flush WC and pedestal wash hand basin. Built in storage.

Rear of the Property

Small patio area for dining. Heavily overgrown throughout.

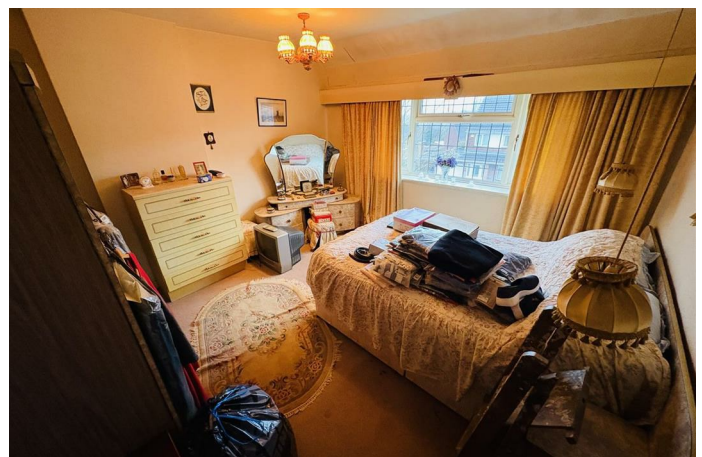
Freehold

We are advised by the vendor that the property is freehold. Bloore King and Kavanagh would stress that we have not checked the legal documents to verify the status of the property. A buyer is advised to obtain verification from their solicitor or surveyor.

Modern Method Auction

Starting Bid and Reserve Price

*Please note this property is subject to an undisclosed

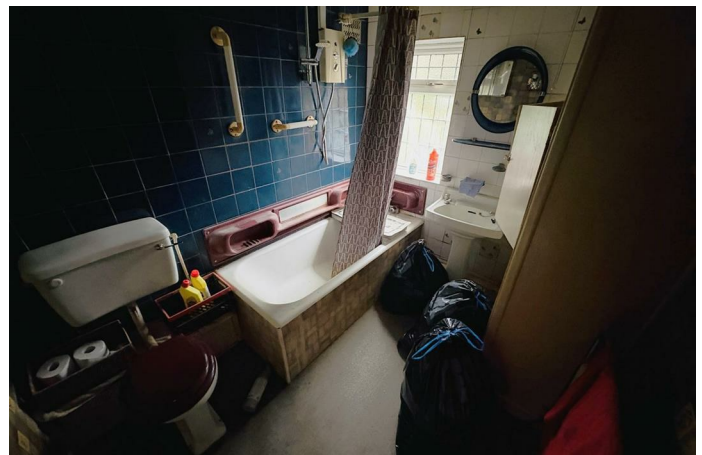


reserve price which is generally no more than 10% in excess of the starting bid, both the starting bid and reserve price can be subject to change. Terms and conditions apply to the Modern Method of Auction, which is powered by IAM Sold.

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