



**21 Mackmillan Road**  
**Rowley Regis, B65 8AR**

**Offers Over £260,000**

## The Property

Offered for sale with NO CHAIN is this recently refurbished property in a great location situated less than a mile from both Rowley Regis Town Centre and Rowley Train Station.

This lovely family home has undergone a series of refurbishments including new kitchen, bathroom, carpets and décor. Briefly comprising: entrance hall, spacious lounge, refitted modern kitchen with fitted appliances, downstairs WC and separate dining room. To the first floor: landing with access to the loft, three good sized bedrooms and a refitted bathroom.

To the front is an excellent large gravelled area with gated side access and to the rear is a fully enclosed garden laid mainly to lawn with patio seating area, a large storage building and further gravelled seating area to the rear of the garden. EPC: D // Council Tax Band: A  
NO CHAIN

## Location

The property is in an excellent location close to Rowley Regis Town Centre with plenty of great shops and amenities on offer including a main Sainsburys supermarket. Rowley Regis is located on the outskirts of Halesowen and Oldbury and is a popular location for commuters to Birmingham. The local motorway links are within easy reach and the area has great bus and rail links with Rowley Regis train station only minutes away servicing Birmingham City Centre and Stourbridge Junction.

## Frontage

A large gravelled area to the front with gated side access leading to the rear garden.

## Entrance Hall

Stairs rise to the first floor and doors lead to the lounge and dining room.

## Lounge

A spacious dual aspect lounge with windows to the front and rear. Fitted blinds.

## Kitchen Breakfast Room

A newly fitted modern and contemporary kitchen featuring a range of eye and low level units incorporating: sink and drainer, integrated gas hob with extractor over and integrated electric oven beneath. Integrated dishwasher. Space and plumbing for a washing machine. Understairs pantry cupboard and further storage/electrical cupboard. Window to the rear and door leads out to the rear garden.

## Downstairs WC

WC and window to the rear.

## Separate Dining Room

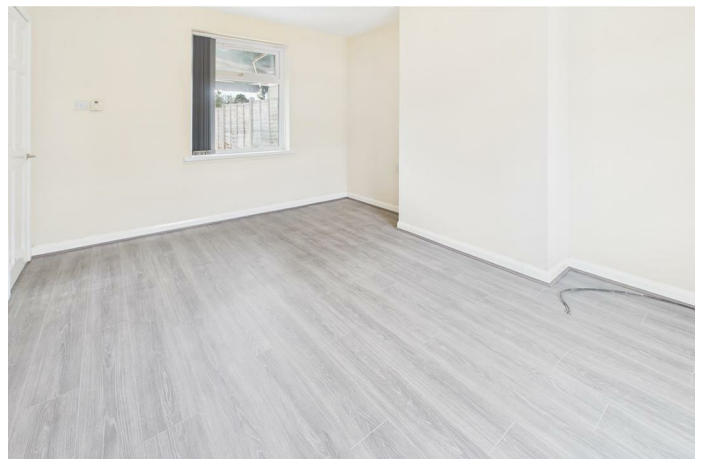
A separate dining room with windows to the front and side. Fitted blinds.

## Landing

Access to the loft space.

## Bedroom One

A lovely dual aspect master bedroom with windows to the front and rear. Storage cupboard. Fitted blinds.



### Bedroom Two

Windows to the front and side. Built in wardrobe and storage cupboard. Fitted blinds.

### Bedroom Three

Window to the rear. Fitted blinds.

### Bathroom

Newly fitted bathroom featuring a three piece suite comprising: panelled bath with electric shower over, low level WC and pedestal wash hand basin. Window to the rear.

### Rear Garden

A fully enclosed rear garden laid mainly to lawn with block paved patio to the immediate rear of the house and a further gravelled seating area to the rear of the garden. A useful large storage building is also included.

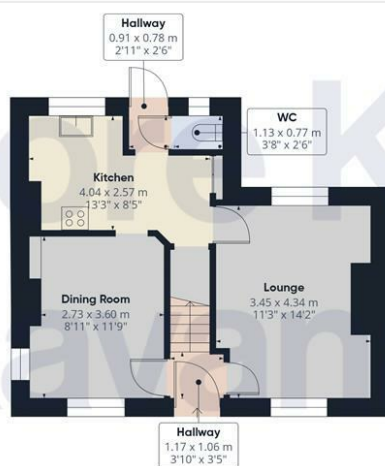
### Tenure

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.

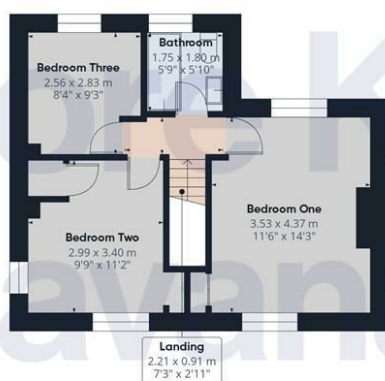
### Brochure Declaration

**FIXTURES AND FITTINGS:** Only those items specifically mentioned in these sales particulars are included within the sale price. However, the fitted carpets, curtains, light fittings and other items (if any), whilst not included, are negotiable. B K and K have NOT tested any apparatus, equipment, fixture or fitting and so cannot verify they are in working order or fit for their purpose. The buyers are advised to obtain verification from their solicitor or surveyor. **CONSUMER PROTECTION REGULATIONS 2008:** These particulars have been prepared with care and approved by the vendors (where possible) as correct, but are intended as a guide to the property only, with measurements being approximate and usually the maximum size which may include alcoves, recesses or otherwise as described and you must NOT rely on them for any other purpose. The appearance of an item in any photograph does not mean that it forms part of the property or sale price. Always contact the appropriate branch for advice or confirmation on any points. **PLANNING PERMISSION/ BUILDING REGULATIONS:** Any reference to the property being extended, altered or converted in any way does not infer that planning permission or building regulations have been granted or applied for, nor do B K and K accept any responsibility for such not having been obtained. Prospective purchasers should always seek verification from their solicitor or surveyor on these aspects. **REFERRAL FEES:** We refer clients to a number of service providers for various reasons within the scope of our terms, in line with our business and with the client's permission (GDPR 2018). It is your decision whether you choose to deal with any of the companies we recommend however you should be aware that some of these companies provide Bloore King & Kavanagh with a referral fee for recommending them. Referral fees are a maximum of £175.





Floor 0



Floor 1

Approximate total area<sup>(1)</sup>  
77.6 m<sup>2</sup>  
837 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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**Agents Note:** Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements