



28 Richards Close
Rowley Regis, B65 0PZ

Offers In The Region Of £240,000

Property Description

We're pleased to present this refurbished three bedroom semi detached style property, situated in a sought after cul-de-sac location close to Birchley Park island, junction 2 of the M5 motorway. Convenient amenities and transport links via Rowley Regis train station are also nearby.

In an ideal catchment area for local primary schooling and having gas central heating and majority double glazing throughout, this property is briefly comprising of; entrance hall, front and rear reception rooms, kitchen, sun room, utility area, downstairs WC, three bedrooms and upstairs bathroom.

Benefitting also from a maintained, enclosed rear garden and off road parking to the front for at least one vehicle. An ideal first time buyer and/or buy to let purchase. NO UPWARD CHAIN. EPC - C / CT Band - A

Approach

Off road parking available to the front for at least one vehicle via a tarmacked drive with security gates installed. Slabbed pathway leading to front door access with graveled borders. Gated access available to the side. Well maintained shrubbery on its borders.

Entrance Hall

Stairs leading up to first floor accommodation. Windows to side and front. Doors to both reception rooms and kitchen.

Dining Room

Window to front. Carpeted throughout.

Lounge

Brick built fire place with opening available. Sliding door to rear. Carpeted throughout.

Sun Room

New vinyl flooring throughout. French patio doors opening to the rear. Door to Utility area.

Utility Area

Plumbed for a washing machine. Window to rear and access to the side of the property via the front. Doors to downstairs WC and built in store. Door also leading back into kitchen area.

Downstairs WC

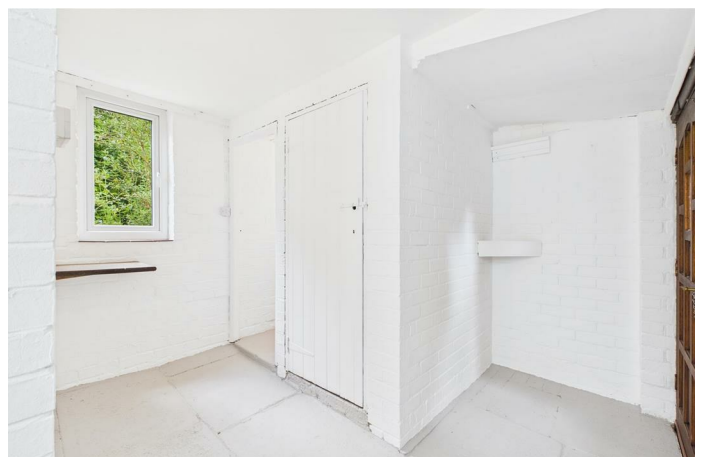
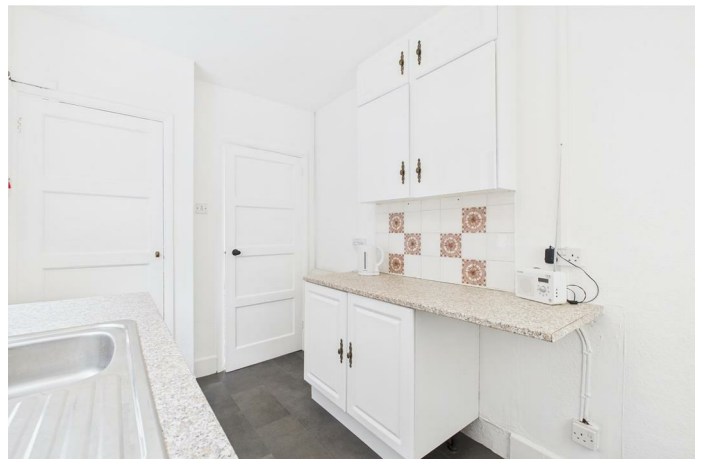
One piece suite comprising of; low level WC flush. Window to rear.

Kitchen

A range of eye level and base units incorporating: 1 1/2 stainless steel sink and drainer unit, recess for a freestanding gas/electric cooker and recess for a freestanding fridge freezer. Built in under stairs pantry housing consumer unit. Partly tiled walls and vinyl flooring throughout.

Landing

Window to side. Doors to all upstairs rooms with additional built in storage. Loft access available.



Bedroom One

Window to front. Carpeted throughout.

Bedroom Two

Window to rear. Carpeted throughout.

Bedroom Three

Window to front. Carpeted throughout. Built in cupboard over stairs housing boiler.

Bathroom

Three piece bathroom suite comprising of; low level flush WC, vanity unit wash hand basin and paneled bath with mains fed shower unit installed over. Partly tiled walls and vinyl flooring. Window to rear.

Rear of the Property

Enclosed rear garden mainly laid to lawn, with a slabbed central pathway leading to the rear. Well pruned shrubbery are on its borders.

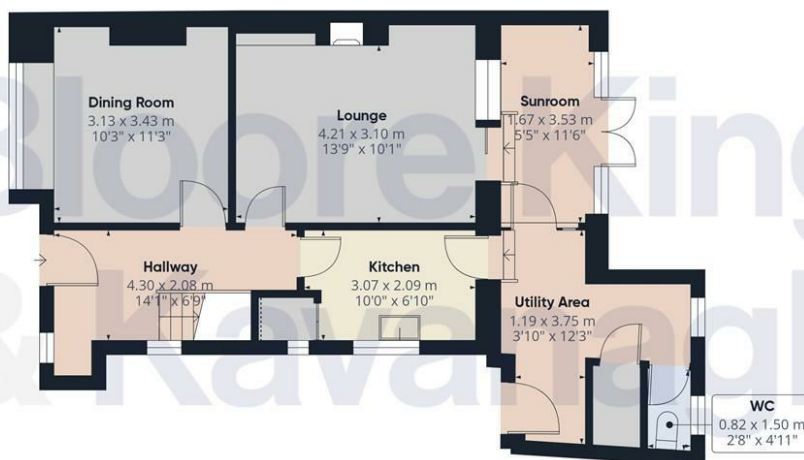
Freehold

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.

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⁽¹⁾

94.6 m²
1019 ft²

(1) Excluding balconies and terraces

Reduced headroom:

..... Below 1.5 m/5 ft.

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