

AP MORGAN



**Gorsty Hill Road, Rowley Regis, West Midlands**  
£1,050 per month

**Features:**

- AVAILABLE NOW!
- Mid-terraced property
- Three bedrooms
- Two spacious reception rooms
- Modern bathroom
- Well-fit kitchen
- Low maintenance rear garden
- On-road parking

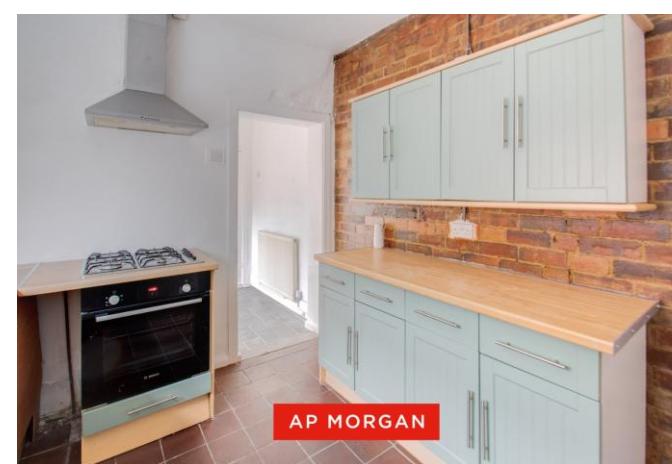
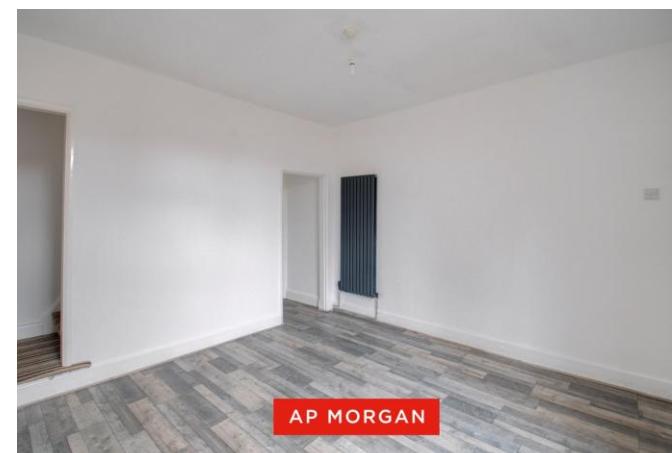
**Description:**

Available now is this well-presented mid-terraced family home situated in Rowley Regis, offering three spacious bedrooms, two generously sized reception rooms, a modern bathroom, a well-fitted kitchen, and the benefits of a low-maintenance rear garden and on-road parking.

On arrival, the front of the property provides on-road parking, making it easy for residents and visitors to park, with a pathway leading to the entrance and a gate providing direct access to the rear garden.

On entry, the ground floor brings you into the reception room, a great space for comfort, dining, or entertaining, with a bay window allowing plenty of natural light to flow through. The reception room leads into a hallway with a small cellar to the right, perfect for additional storage or pantry space. Straight ahead, you will find the lounge, another great space for relaxation, with stairs leading up to the first floor. Through the lounge is a porch area with a sliding door to the rear garden, followed by the kitchen, which is fitted with ample storage and worktop space, an integrated oven with gas hob and extractor hood, as well as space for freestanding appliances. The kitchen leads into the bathroom, which is modernly fitted with a toilet, wash basin with under-sink storage, and a bathtub with an overhead shower.

The first floor brings you across the landing into the first bedroom, a spacious double with ample room for comfort and storage units, including a built-in wardrobe for additional space-saving. There is also a second bedroom, another double or a generous single, and a third bedroom, a single, which is also ideal as a nursery or home office.



The rear garden is easy to maintain, with a pathway leading to the rear, laid mainly to lawn with bordering plants and shrubbery, and enclosed by brick walls. A side gate allows access to the garden from the front via the neighbour's garden.

Well situated in Rowley Regis, the property offers easy access to Rowley Regis train station and major road links such as the M5. The property is also close to local shops, eateries, pubs, and the town centre, which provides further supermarkets and amenities.

**Details:**

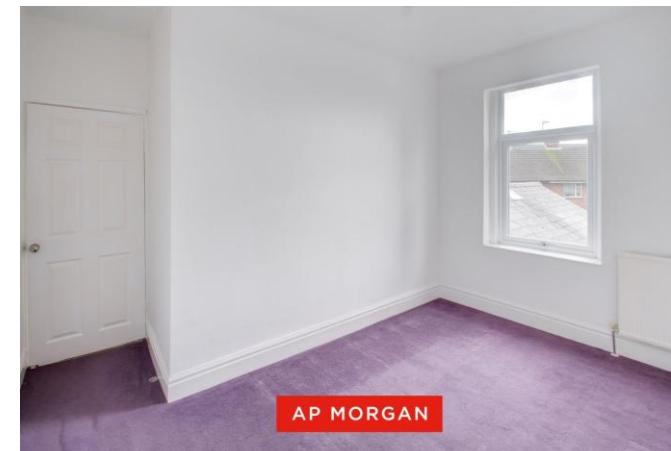
**Reception Room** 11'11" x 12'4" (3.63m x 3.76m)



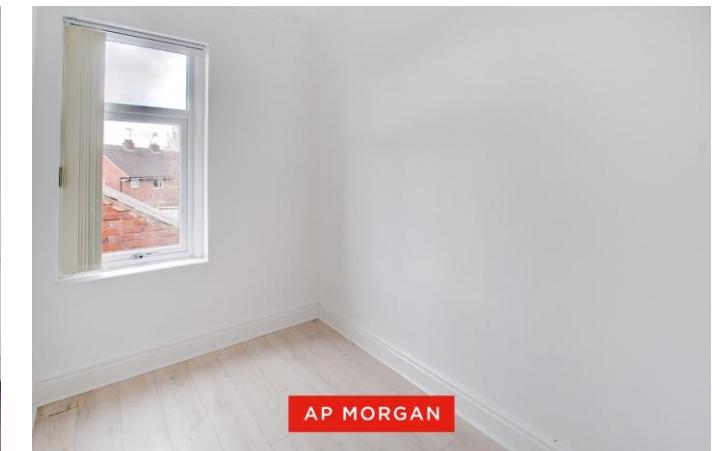
**Lounge** 12' x 12'4" (3.66m x 3.76m)



**Kitchen** 9'8" x 8'11" (2.95m x 2.72m)



**Bathroom** 6'11" x 8'8" (2.1m x 2.64m)



**Cellar** 6'11" x 4'8" (2.1m x 1.42m)

**Landing**

**Bedroom One** 11'11" x 12'3" (3.63m x 3.73m)



**Bedroom Two** 11'11" x 12'4" (3.63m x 3.76m)



**Bedroom Three** 9' x 6'5" (2.74m x 1.96m)

**EPC Rating:** C

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

**Tenure:** To be advised (tbc by solicitors).

For more information or to arrange a viewing, please call us on 01384 319 400.

## How can we help you?

We recommend Wiser Mortgage Advice. 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 application is free and without obligation. Call us on 01384 319 400, or visit their website for more information: [www.wisermortgageadvice.co.uk](http://www.wisermortgageadvice.co.uk)

## Property to sell?

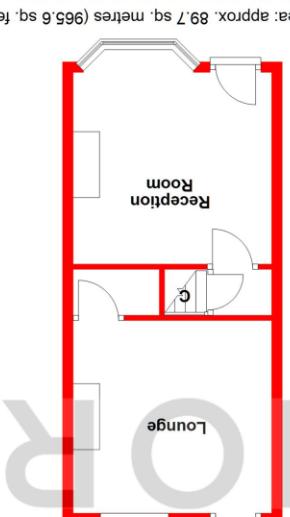
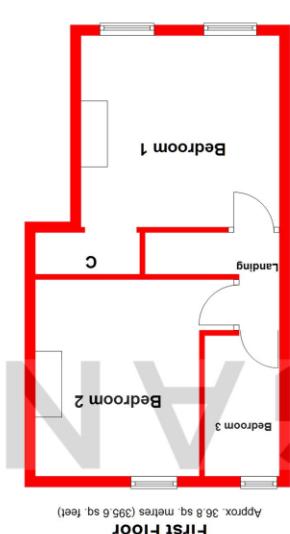
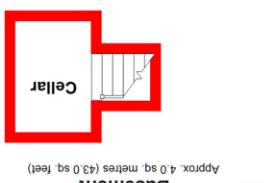
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Solid STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property live, quickly. Just book a free valuation 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 recommended 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.



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