

AP MORGAN



Doulton Road, Sandwell
Asking Price £300,000

Features:

- Beautifully presented, three bedroom, detached house.
- Exciting opportunity for large and growing families.
- Spacious living room
- Generously sized, fitted kitchen
- Adjoining dining room
- Substantial garage
- Two double & one single bedrooms
- Family bathroom
- Low maintenance rear garden
- Off-street parking
- Prime positioning for amenities

Description:

Three bedrooms, a versatile location and a property ready to go!

Set in a popular residential area, this three-bedroom semi-detached property sits in a spot with great road links, local amenities close by and multiple nature reserves locally for communing with wildlife. The location does a lot of the talking, but step inside and the property more than keeps up.

From the moment you pull onto the tarmac driveway and enter the property there is a sense of space and practicality that runs right through. The generous lounge gives you room to breathe, space to spread out and make your own. Through to the modern fitted kitchen and on into the separate dining room, the layout flows naturally and keeps the day-to-day rhythm of life ticking along nicely. Cooking in one space, eating in another, everything where it should be. The ground floor is completed by a large garage perfect for DIY and internal storage.

Upstairs, three bedrooms sit alongside a family bathroom, with useful storage tucked in throughout so nothing feels cluttered or compromised. Step outside and the low maintenance rear garden does exactly what it should. Easy to look after, with enough space to enjoy it without it ever becoming a weekend project you didn't sign up for.

Situated in Rowley Regis, the property benefits from proximity to a variety of schooling options nearby, ranging across different levels, and is close to Warrens Hall Nature Reserve. Easy access to Rowley Regis provides access to local amenities, while being 2.9 miles from Merry Hill shopping centre offers additional shopping, dining, and entertainment options. For commuters, the M5 and Rowley Regis train station provide transport links into Birmingham city centre.

Get in touch with the team today and let's arrange a viewing before someone else does.



Details:

Hall

Living Room 23'4" x 11'1" (7.1m x 3.38m) Both Max

Kitchen 12'11" x 11'1" (3.94m x 3.38m) Both Max

Dining Room 7'10" x 7'4" (2.4m x 2.24m) Both Max

Garage 13'8" x 7'4" (4.17m x 2.24m)

Landing

Bedroom One 10'3" x 11'11" (3.12m x 3.63m) Both Max

Bedroom Two 9'7" x 11'1" (2.92m x 3.38m) Both Max

Bedroom Three 15' x 8'5" (4.57m x 2.57m)

Bathroom 6'2" x 7'6" (1.88m x 2.29m) Both Max



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 01384 319 400.

How can we help you?

Need a mortgage?

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 appointment is free and without obligation. Call us on 01384 319 400, or visit their website for more information: 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 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.

Identity Checks

Estate Agents are required by law to conduct anti-money laundering checks on all those buying a property. We have partnered with a third party supplier to undertake these who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £99 + VAT per buyer and this is a non-refundable fee. These charges cover the cost of obtaining relevant data, any manual checks and monitoring which might be required. This fee will need to be paid and the checks completed in advance of the issuing of a memorandum of sale on the property you would like to buy.

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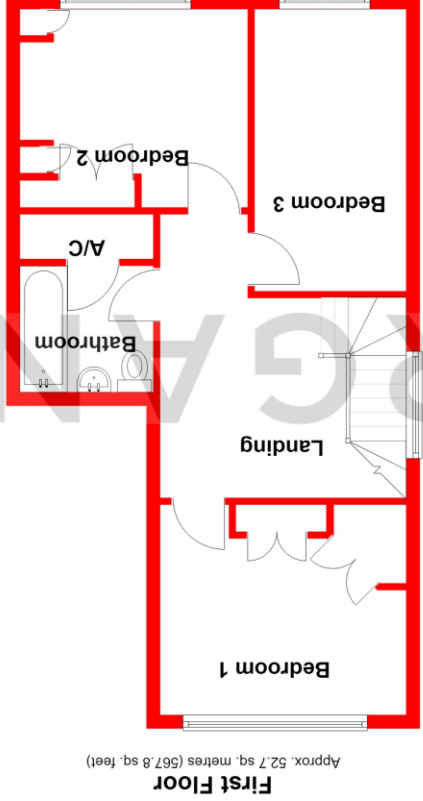
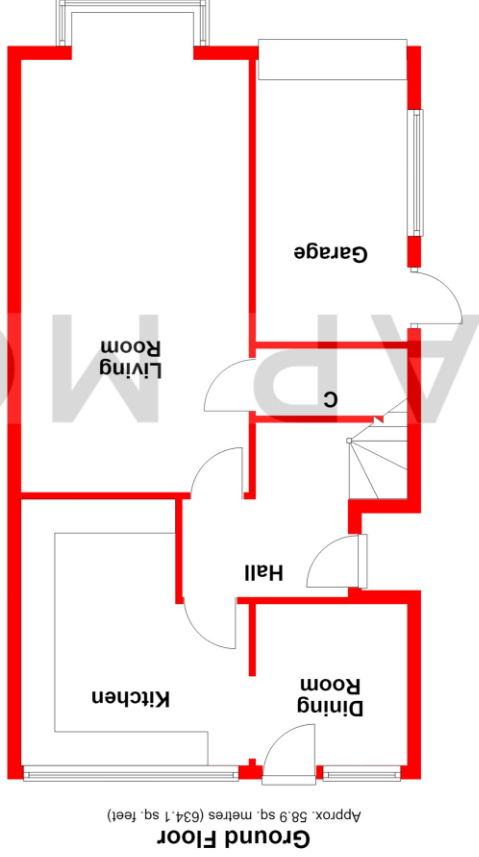
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Total area: approx. 111.7 sq. metres (1201.9 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms, and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Plan produced using PlanUp.

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