

AP MORGAN



Clent Hill Drive, Rowley Regis, Sandwell
Asking Price £200,000

Features:

- Well-presented mid-terraced home, ideal first-time purchase
- Tucked away at the end of a quiet cul-de-sac
- Far-reaching rear views towards the Clent and Clee Hills, best from bedroom two
- Parking for up to three cars
- Fitted kitchen and generous lounge with adjoining conservatory
- Two double bedrooms, master with fitted mirrored wardrobes
- Low maintenance rear garden
- Family bathroom with bath and overhead shower

Description:

Just wait until you see this view!

Set at the end of a quiet cul-de-sac in Rowley Regis, this well-presented mid-terraced home is an ideal first step onto the ladder, with parking for up to three cars and far-reaching rear views out towards the Clent and Clee Hills. It's a peaceful spot, close to Warrens Hall Nature Reserve and the local canal network, with good access to the M5 for anyone heading further afield.

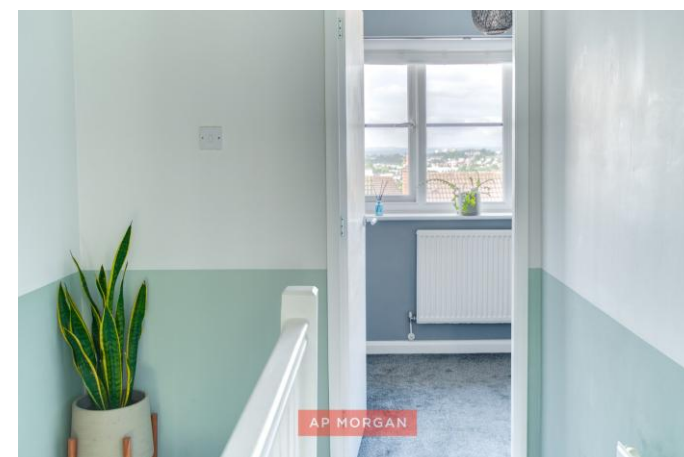
We asked them what made them buy it...

"I liked the quietness of the location and the views out of the back windows. I chose the house because of the tucked away setting, and honestly the views are the one thing I've never stopped loving. It's a lovely, friendly, peaceful area. We're fairly near the M5 too, so transport links are pretty decent, and there's a bus stop into Birmingham right at the bottom of the road."

What about the house itself?

"The lounge is where I've spent most of my time. It's a spacious room, with the conservatory out the back as well, so there's plenty of space to relax in."

Our agents say...



This is a must-view for first-time buyers or anyone looking to downsize. Tucked away at the end of a private cul-de-sac, it's a neatly presented home, and that view really is something special: far-reaching, best enjoyed from bedroom two, taking in the Clent and Clee Hills on a clear day, and perfect for watching the sky on bonfire night. Inside, you'll find a fitted kitchen, a generous lounge with an adjoining conservatory, and a low maintenance rear garden. There are two double bedrooms, with bedroom one benefiting from fitted mirrored wardrobes and a panelled feature wall, and a family bathroom with a bath and overhead shower. Outside, the nature reserve, Dudley Golf Club, and the canal network are all on the doorstep, with Merry Hill Shopping Centre and the M5 both within easy reach for anyone commuting further out. Get in touch today to arrange a viewing.

Details:

Entrance Hall

Kitchen 3.27 x 2.35 Max

Lounge 4.30 x 3.50

Conservatory 2.52 x 3.05

First Floor Landing

Bedroom One 2.95 x 3.50 Max incl wardrobes

Bedroom Two 2.70 x 3.50 Max

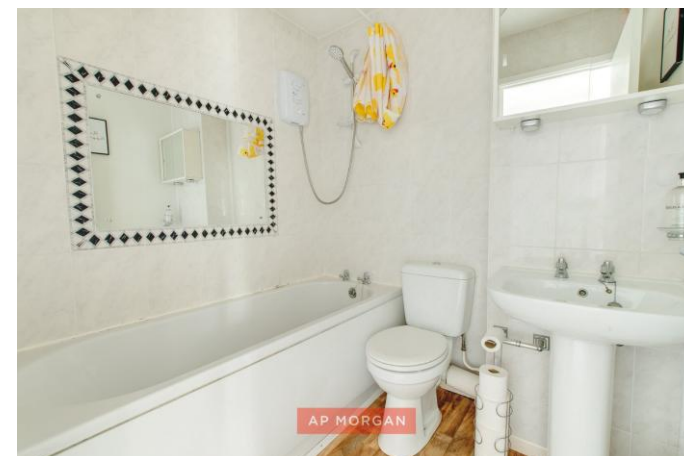
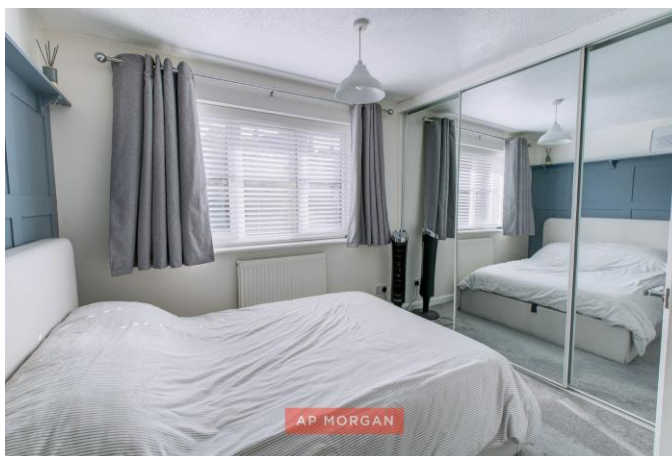
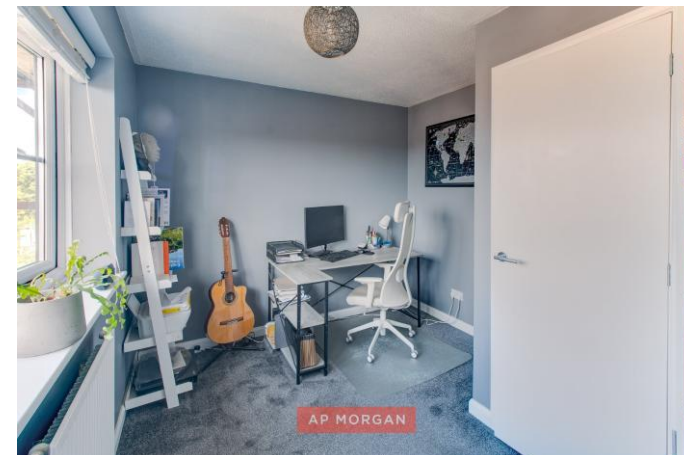
Bathroom 1.93 x 1.69

EPC Rating: C

Council Tax Band: B (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?

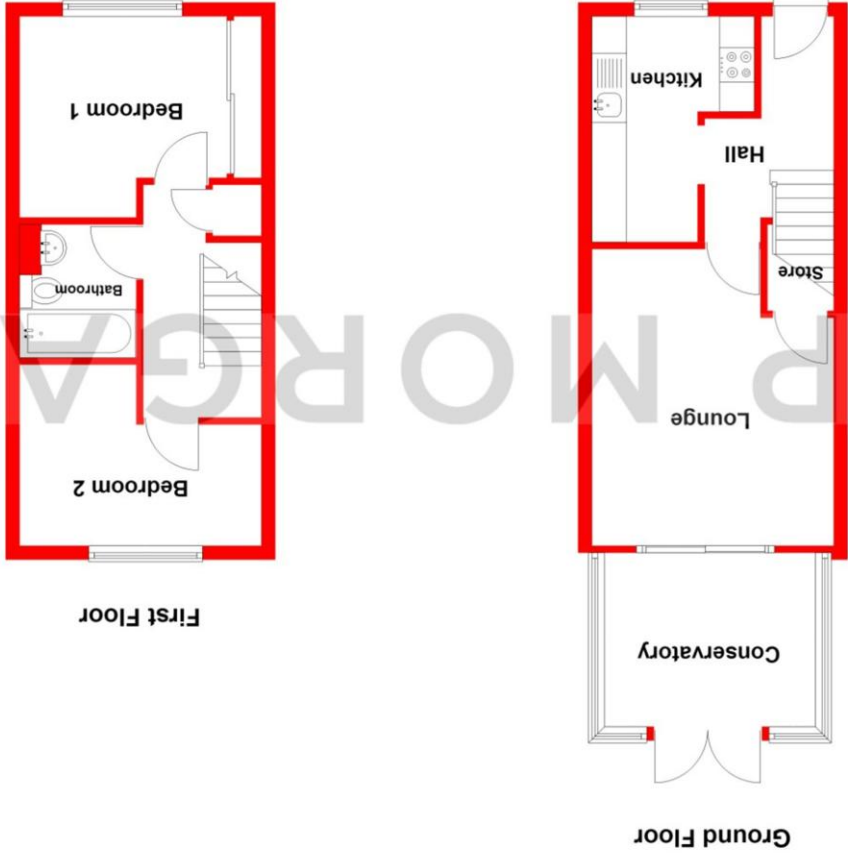
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation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



Total area: approx. 665.2 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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