

AP MORGAN



Alwin Road, Rowley Regis, West Midlands
Asking Price £350,000

Features:

- Detached three bedroom family home in Rowley Regis
- Two double bedrooms and one single bedroom
- Double bedroom with private ensuite
- Two bathrooms plus a downstairs wc
- Ample storage space throughout the house
- Dining room open to lounge, leading into a conservatory
- Spacious yet low maintenance rear garden, sunny and not overlooked
- Garage and driveway providing off road parking

Description:

Peaceful, private, and perfectly placed in Rowley Regis. Some roads just have it.

Tucked away on a peaceful road in Rowley Regis, this detached three-bedroom home ticks every box on the family checklist without shouting about it. Two double bedrooms and a single, two bathrooms plus a downstairs wc, a garage and driveway for easy parking, and a private rear garden that catches the sun all day.

We asked them what made them buy it...

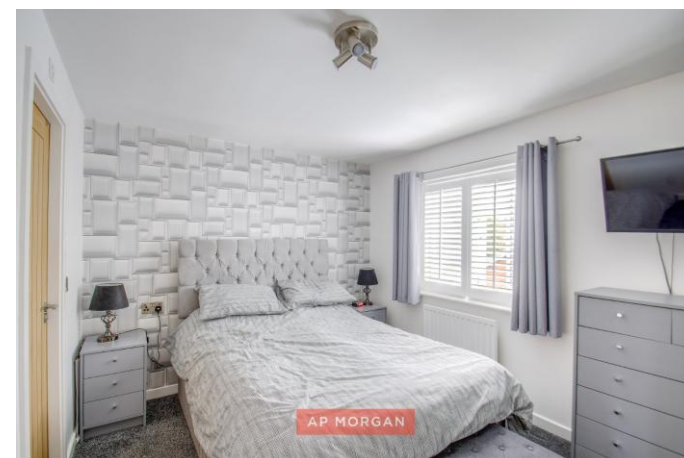
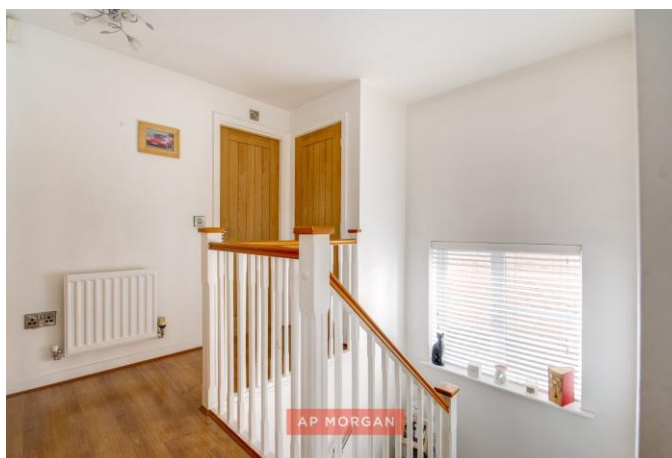
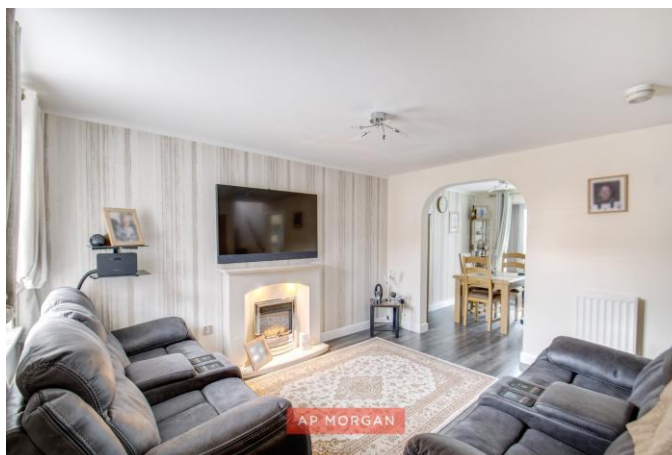
"It's such a quiet road, and the neighbourhood is really friendly. We've been here seven years now and it's never once felt like anywhere else we'd rather be. The back garden is private, nobody overlooks us, and it just gets the sun all day long. On a summer afternoon it genuinely feels like our own little suntrap."

What about the house itself?

"We loved that there was so much storage throughout, you don't have to think twice about where things go. The layout works brilliantly for family life too, and having two bathrooms plus the downstairs wc has made mornings so much easier. It's a house that just works."

Our agents say...

This is the kind of home families wait years to find. Three bedrooms upstairs, including a double with its own ensuite, give everyone room to breathe. Storage is everywhere you look, so the clutter stays out of sight and out of mind. Downstairs, the dining room flows straight into the lounge and on into a conservatory that fills with light, the sort of space made for lazy Sunday mornings or hosting the whole family at Christmas.



Outside, the garden is spacious but low maintenance, so you get all the benefits of outdoor space without the weekends lost to upkeep. And with a garage and driveway, parking is never a conversation you need to have.

Quiet road. Friendly neighbourhood. A garden that gets the sun and a house that gets the details right. Fancy a look? Get in touch with the team at AP Morgan and we'll get you booked

Details:

Entrance Hall

Lounge 4.04 x 4.17 Max

Dining Room 2.79 x 2.44

Kitchen 2.79 x 3.56

Conservatory 3.18 x 3.09

Garage 4.97 x 2.57

WC

First Floor Landing

Bedroom One 2.83 x 3.95 Max

Ensuite Bathroom 1.34 x 2.36 Max

Bedroom Two 3.22 x 3.16 Max

Bedroom Three 2.27 x 2.91 Max

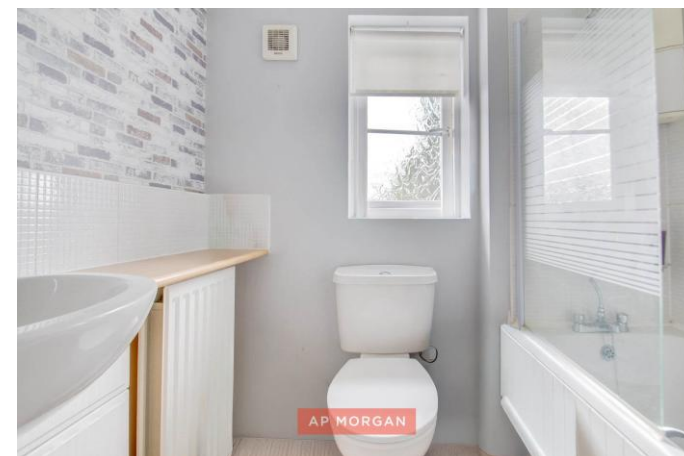
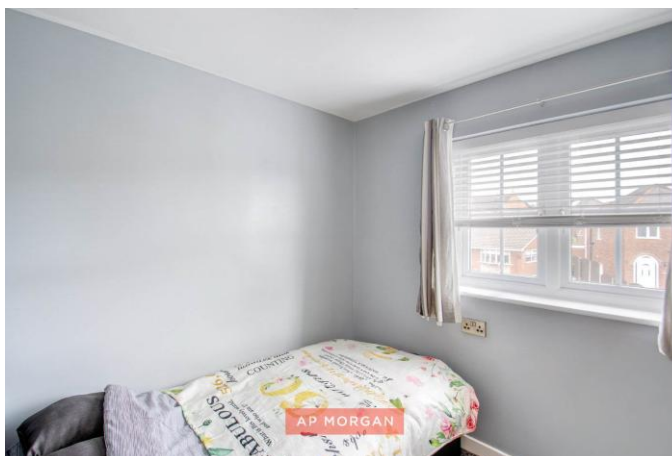
Bathroom 1.85 x 2.05

EPC Rating: C

Council Tax Band: D (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.

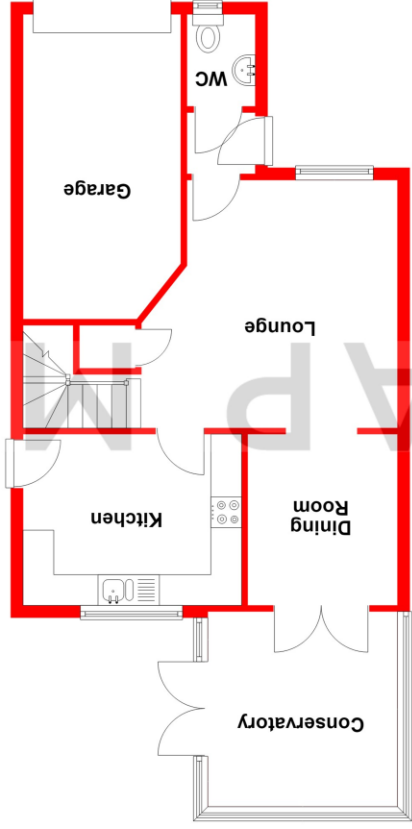
Need a solicitor?

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.

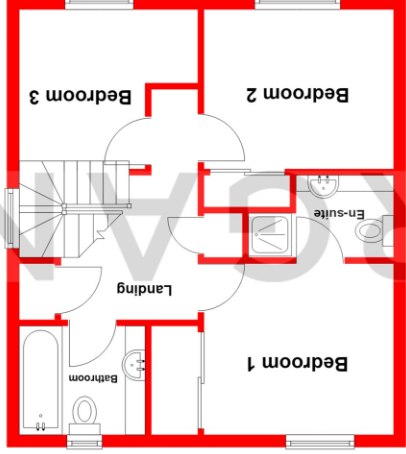
Identity Checks

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.

Ground Floor



Total area: approx. 105.3 sq. metres (1133.0 sq. feet)



First Floor

Whilst every attempt 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 Planlup.

No statement in these details is to be relied upon as representation of fact, and purchasers should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained within. These details do not constitute any part of any offer or contract. AP Morgan and their employees and agents do not have any warranty or representation whatsoever in respect of this property. These details and all statements herein are provided without any responsibility on the part of AP Morgan or the vendors. Equipment: AP Morgan has not tested the equipment or central heating system mentioned in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. Measurements: Great care is taken when measuring, but measurements should not be relied upon for ordering carpets, equipment, etc. The Laws of Copyright protect this material. AP Morgan is the Owner of the copyright. This property sheet forms part of our database and is protected by the database right and copyright laws. No unauthorised copying or distribution without permission.