



Rowley View  
West Bromwich  
B70 8QR  
£229,999



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# Rowley View

## West Bromwich, B70 8QR

WK Estate agents in West Bromwich are pleased to present this well-presented three-bedroom mid-terraced residence offers an ideal opportunity for families, first-time buyers, or investors seeking a property in a well-established and sought-after residential area. Comprising of large lounge/dining, kitchen, three good-sized bedrooms and bathroom. There is a lovely rear garden and a garage which is situated in a garage block at the end of the cul de sac. COUNCIL TAX BAND B



### FRONT ELEVATION

The property is approached via steps down to the front porch and lawned garden.

#### Entrance Porch

Having double glazed windows to front and side elevation, UPVC front door to front elevation and further door leading onto

#### Entrance Hall

Having stairs rising to first floor, gas central heating radiator and doors leading onto

#### Lounge/Diner

11' 7" max into recess x 22' 8" (3.53m x 6.91m) 11' 7" x 22' 8" (3.53m x 6.91m) Large lounge/diner with double glazed window to front elevation, double glazed patio doors to rear elevation, two gas central heating radiators and fire place housing gas fire with marble effect back and halve.

#### Kitchen

8' 5" into recess x 8' 8" encorp recess (2.57m x 2.64m) Housing a range of wall and base units. Sink with drainers and partial tiling to splash prone areas. Space for domestic appliances, double glazed window to rear elevation, double glazed door to rear elevation and gas central heating radiator.

### FIRST FLOOR

#### Landing

Having loft access, storage cupboard housing boiler and doors leading onto

#### Bedroom One

9' 11" x 12' 8" into recess (3.02m x 3.86m) Having double glazed window to front elevation and gas central heating radiator.

#### Bedroom Two

9' 11" x 12' 8" into recess (3.02m x 3.86m) Having double glazed window to rear elevation and gas central heating radiator.

#### Bedroom Three

7' 5" x 7' 8" (2.26m x 2.34m) Having double glazed window to front elevation and gas central heating radiator.

#### Bathroom

Housing bath with electric shower over. Low level flushing WC, wash hand basin, full tiling to walls and floor, double glazed window to rear elevation and gas central heating radiator.

### REAR ELEVATION

#### Rear Garden

Paved patio with lawned garden and garden shed. Gateway giving access to Island Green Road.