



**Stanford Drive
Rowley Regis
West Midlands
B65**

Offers In Excess Of £245,000

bettermove

Stanford Drive

Rowley Regis

Bettermove are proud to present this 3 bedroom semi-detached house in Rowley Regis.

The property benefits from double glazing, and gas central heating throughout, with off street parking available via the driveway.

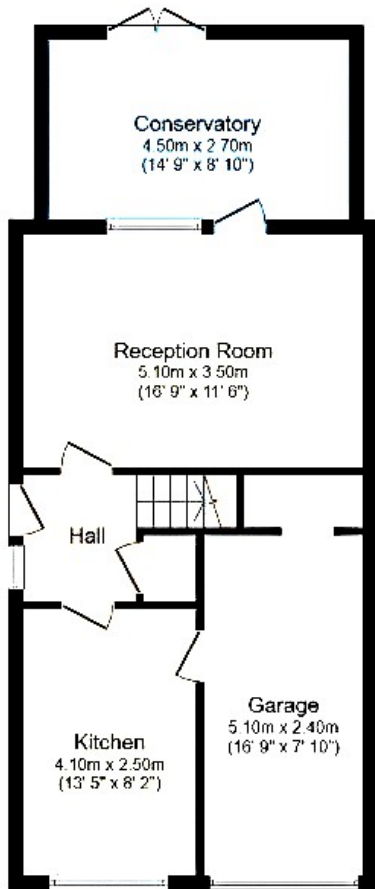
The council tax band is C.

The interior of this beautifully presented property comprises a spacious living and dining area, conservatory and fitted kitchen on the ground floor. The first floor consists of three bedrooms, including two doubles, and one single, alongside the family bathroom. The exterior boasts a private rear garden, perfect for enjoying the summer months.

Located in the popular town of Rowley Regis, the property is close to a range of amenities, including shops, supermarkets, restaurants, pubs, and schools. Excellent transport connections can be found from Old Hill train station (1.6 miles), a variety of bus routes and quick access to the M5.

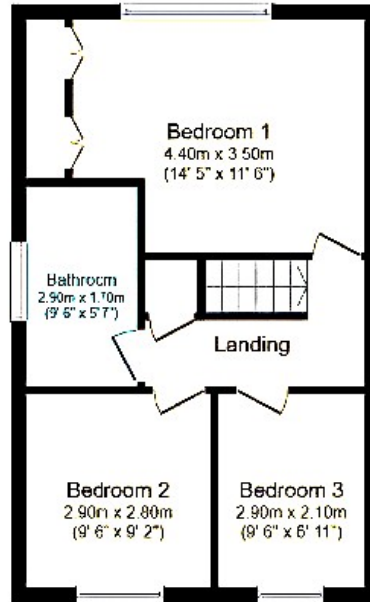
This exciting opportunity should not be missed. All enquiries can be made through Bettermove.





Ground Floor

Floor area 62.0 sq.m. (667 sq.ft.)



First Floor

Floor area 43.3 sq.m. (467 sq.ft.)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	69	76
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	68	71
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England, Scotland & Wales		
EU Directive 2002/91/EC		



20-22 Bridge End, Leeds, LS1 4DJ
t: 0330 004 0050 e: hello@bettermove.co.uk
www.bettermove.co.uk