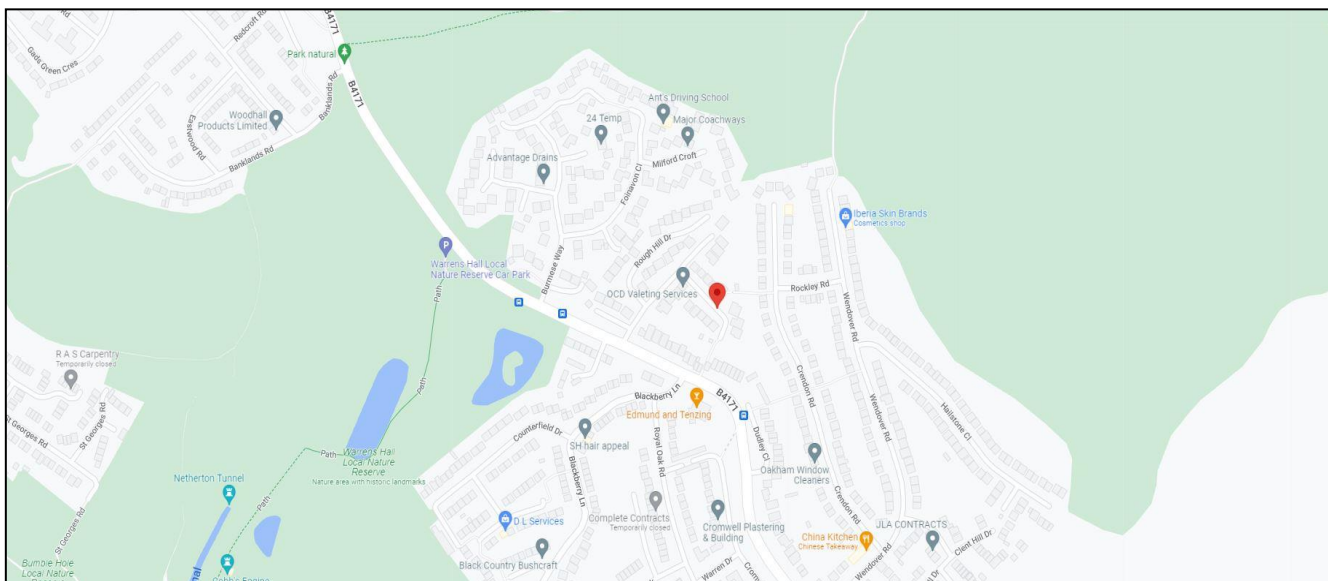
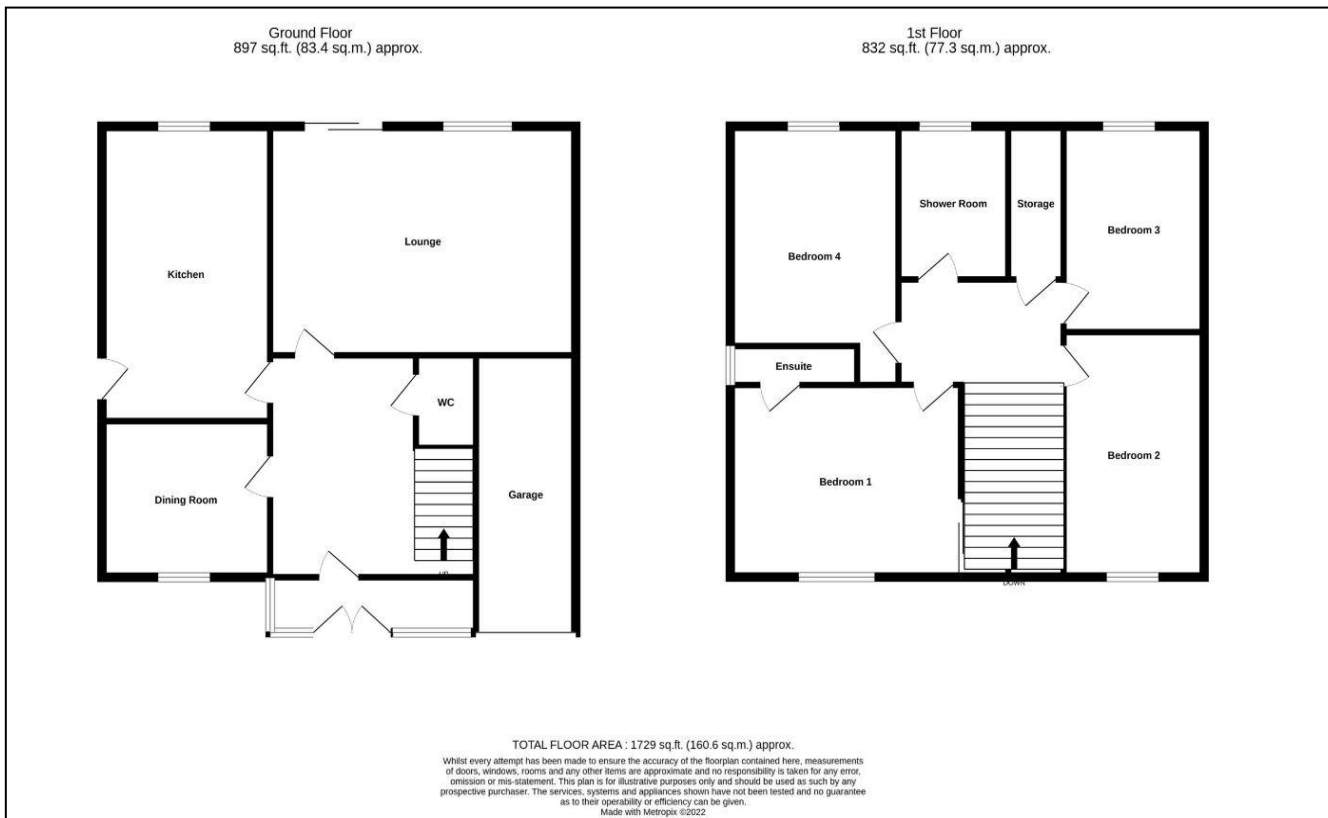


18 Birmingham Street, Oldbury, West Midlands, B69 4DS
 T: 0121 544 4554 E: info@innovate-ea.co.uk



Rough Hill Drive, Rowley Regis, West Midlands, B65 8LS

£340,000

Innovate Estate Agents are delighted to present this **FOUR BEDROOM DETACHED FAMILY HOME** situated in Rowley Regis! The property boasts of **FRONT DRIVEWAY** allowing **OFF ROAD PARKING**, **GARAGE**, entrance hallway, **TWO RECEPTION ROOMS**, **FITTED KITCHEN**, guest **W/C**, **EN SUITE** to master bedroom, family bathroom, rear garden, double glazing and gas central heating throughout! Thanks to its sought after location the property has easy commute to a range of day to day amenities, educational facilities and transport links such as Springfield Primary School, St Michael's CE High School, Warrens Hall Country Park, Old Hill Train Station, Rowley Regis Train Station, M5 (Junction 2). Council Tax Band: E. EPC Rating: C. Admin Fees May Apply.

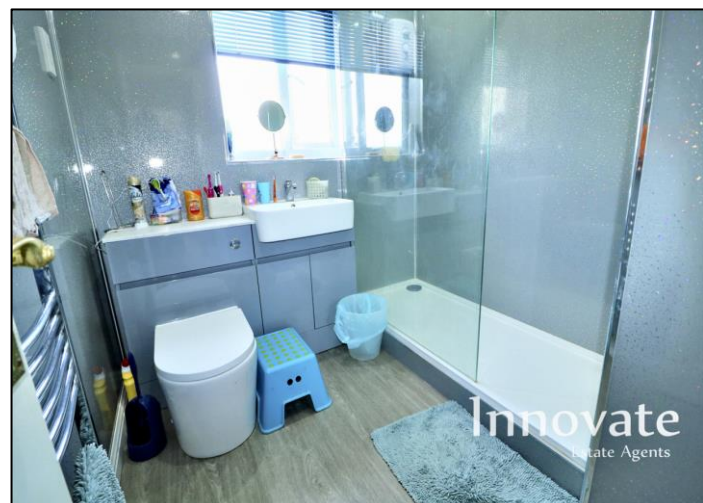
Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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. Plascom One Ltd as Innovate Estate Agents and its employees and agents do not have any authority to give warranty or representation whatsoever in respect of this property. These details and all statements herein are provided without any responsibility on the part of Plasmcom One Ltd trading as Innovate Estate Agents or the vendors.

Equipment: Plasmcom One Ltd trading as Innovate Estate Agents 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.

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Approach	The property is approached via tarmacadam front driveway allowing 'ample' off road parking space, leading to up and over garage door and front entrance porch door.
Front Entrance Porch	Having further door leading into entrance hallway.
Entrance Hallway	Having ceiling light point, gas central heating radiator, stairs rising to first floor landing and doors leading into dining room, lounge, fitted kitchen and guest W/C.
Lounge	15' 4" x 11' 9" (4.67m x 3.58m) Having ceiling light point, power points, gas central heating radiator, double glazed window to rear elevation, wood effect laminate flooring, gas fire with decorative surround and double glazed sliding door leading to rear garden.
Dining Room	10' 11" x 8' 4" (3.32m x 2.54m) Having ceiling light point, power points, gas central heating radiator, wood effect laminate flooring and double glazed window to front elevation.
Fitted Kitchen	15' 4" x 8' 3" (4.67m x 2.51m) Having ceiling spot lights, power points, gas central heating radiator, double glazed window to rear elevation, fitted kitchen comprises of matching wall and base units, roll top door to the side, range of wall and base units incorporating an electric oven, gas hob and hood over, one and a half bowl sink and drainer, space for fridge/freezer, plumbing for washing machine and tiling to splash prone areas.
Guest W/C	Having ceiling light point, low level W/C, gas central heating radiator and hand wash basin.
First Floor Landing	Having ceiling light point, doors leading into all bedrooms and family shower room.
Bedroom One	12' 3" x 11' 3" (3.73m x 3.43m) Having ceiling light point, power points, double glazed window to front elevation, gas central heating radiator, built in wardrobe and door leading to en-suite.
En-Suite	Having ceiling light point, obscure double glazed window to side elevation, gas central heating radiator, built in shower cubicle with shower head attachment, low level W/C, pedestal hand wash basin with hot and cold water taps, tiling to splash prone areas and wood effect laminate flooring.
Bedroom Two	14' 4" x 9' 5" (4.37m x 2.87m) Having ceiling light point, power points, gas central heating radiator and double glazed window to front elevation.
Bedroom Three	10' 9" x 8' 9" (3.27m x 2.66m) Having ceiling light point, power points, gas central heating radiator and double glazed window to rear elevation.
Bedroom Four	10' 9" x 8' 2" (3.27m x 2.49m) Having ceiling light point, power points, gas central heating radiator and double glazed window to rear elevation.
Family Shower Room	7' 5" x 6' 8" (2.249m x 2.043m) Having ceiling light point, gas central heating towel rail, double glazed obscure window to rear elevation, walk in shower with electric shower, low level W/C, vanity hand wash basin with mixer tap, panelled walls and wood effect laminate flooring.
Rear Garden	The rear of the property comprises of paved patio area, raised lawned area, mature shrubs and bushes and fencing to its perimeters.
Garage	Having up and over garage door.