

for sale

offers in the region of **£350,000**



Wedgwood Avenue Rowley Regis B65 8FF

A delightful four bedroom family home in a convenient location on this popular development close to shops, schools and transport links. Briefly comprising: hallway, lounge, downstairs W.C, dining kitchen, utility, four bedrooms, En-suite to master, family bathroom, garage with driveway and lovely rear garden, Viewing highly recommended.

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Approach

The property is conveniently located in a cul-de-sac, driveway to the side leading to garage, small fore garden to the front with pathway to the front door

Hallway

Stairs to first floor accommodation, under stairs storage cupboard, central heating radiator and doors leading to:

Lounge

20' 3" x 11' (6.17m x 3.35m)

Double glazed windows to front and side elevation, central heating radiator

Fitted Dining Kitchen

20' 6" max x 10' plus recess (6.25m max x 3.05m plus recess)

Fitted with a range of wall and base units with work surfaces over, integrated double oven, four ring gas hob with cooker hood over, integrated fridge/freezer, double glazed window to rear, integrated dishwasher, breakfast bar, space for table and chairs, double glazed French doors opening to the rear garden and door to utility

Utility

5' 10" x 5' 3" (1.78m x 1.60m)

Work surfaces, integrated washing machine, space for dryer and door to the side.

First Floor Landing

Double glazed window to side elevation, central heating radiator, loft access and doors leading to:

Bedroom One

14' 8" into recess x 10' 6" max (4.47m into recess x 3.20m max)

Double glazed window to front elevation, central heating radiator, built in wardrobes with hanging rails, door to En-suite

En-Suite

Comprising: shower cubicle, tiling to walls, low level W.C, wash hand basin, heated towel rail, double glazed window to side elevation

Bedroom Two

11' 10" x 9' 4" (3.61m x 2.84m)

Double glazed window to rear elevation with far reaching views, central heating radiator



Bedroom Three

12' 11" max x 8' 4" max (3.94m max x 2.54m max)

Double glazed window to rear elevation with far reaching views, central heating radiator

Bedroom Four

9' 8" x 6' 9" (2.95m x 2.06m)

Double glazed window to front elevation, central heating radiator

Family Bathroom

Comprising: bath with mixer shower over, low level w.c, wash hand basin, central heating radiator and double glazed obscured window to side elevation

Garage

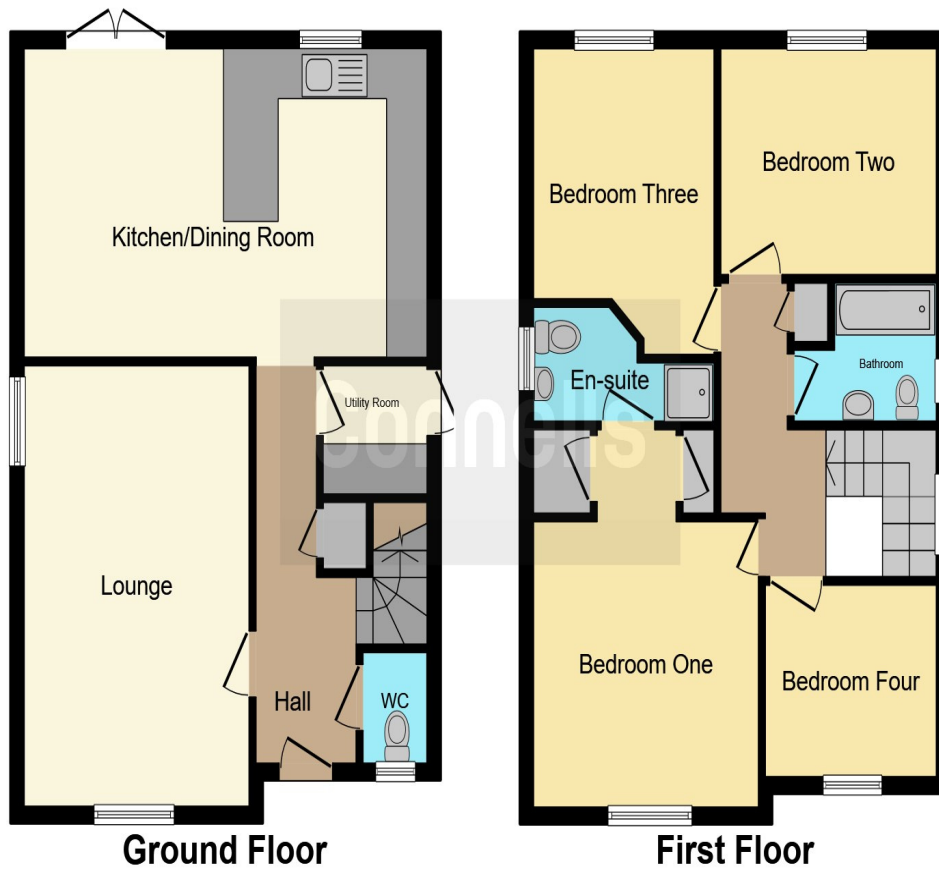
20' 2" x 9' 7" (6.15m x 2.92m)

Up and door to front, door to rear garden

Rear Garden

A pleasant rear garden perfect for families and entertaining, with patio area and lawns beyond, lovely panoramic views to the rear, gate to front access and outside tap.





This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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Property Ref: HSW314407 - 0004

Tenure: Freehold

EPC Rating: B

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