

for sale

offers in the region of **£450,000**



Ross Rowley Regis B65 8DZ

A beautiful and deceptively spacious four bedroom cottage occupying a good sized plot in a convenient location close to shops, schools and transport links. Offered for sale with no upward chain, this lovely family home has versatile and well-presented accommodation throughout and briefly comprises: welcoming hallway, large lounge, conservatory, kitchen, large reception room with en-suite shower room off so could be used as an accessible downstairs bedroom, four bedrooms to the first floor with family bathroom, lovely garden to the rear and ample off road parking to the front. Viewing is essential to appreciate the accommodation on offer.

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Approach

Approached via block paved driveway to the front with stone chipping planted beds, side gate giving access to rear, front door opens to hallway

Welcoming Hallway

Double glazed bay window to front elevation, wooden beams, central heating radiator, stairs to first floor accommodation, door to cellarette, storage cupboard.

Lounge

22' 10" into bay x 11' 2" (6.96m into bay x 3.40m)

Double glazed bay window to front elevation, two central heating radiators, open fire with feature surround, double glazed doors to conservatory

Conservatory

10' 7" x 12' 5" (3.23m x 3.78m)

Double glazed French doors to rear garden, central heating radiator and tiled flooring

Kitchen

17' 7" x 10' 1" (5.36m x 3.07m)

Fitted with a range of wall and base units with work surfaces over, one and half bowl sink and drainer, integrated oven with electric hob over, plumbing for washing machine, window to side elevation, double glazed window to rear elevation, double glazed door to front, AGA, central heating boiler, tiled flooring, space for American fridge freezer and door to reception room

Reception Room

26' 2" x 12' 4" max (7.98m x 3.76m max)

Double glazed window to rear elevation, double glazed door opening to the rear garden, two central heating radiators, door to en-suite shower room.

A versatile room which could be used as an accessible bedroom with the en-suite shower room off.

Shower Room

Comprising: shower cubicle, low level w.c, wash hand basin, part tiled walls, double glazed obscured window to side elevation and double glazed door to side.



First Floor Landing

Original stained glass window to side elevation, access to loft space, airing cupboard, central heating radiator and doors leading to:

Bedroom One

20' 1" max x 11' 4" max (6.12m max x 3.45m max)

Double glazed windows to front and rear elevation, fitted wardrobes, central heating radiator

Bedroom Two

12' 8" x 11' 4" (3.86m x 3.45m)

Double glazed window to rear and side elevation with far reaching views, central heating radiator, access to loft space

Bedroom Three

10' 9" x 9' 3" (3.28m x 2.82m)

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

Bedroom Four

12' 6" x 6' 3" max (3.81m x 1.91m max)

Double glazed window to front elevation, central heating radiator and two built in storage cupboards.

Bathroom

Comprising: free standing roll top bath with mixer taps over, wash hand basin, low level w.c, spot lights to ceiling, central heating radiator, storage cupboard

Rear Garden

A beautiful rear garden perfect for families and entertaining with slabbed patio area, lawn beyond, mature trees and shrubs, fencing and walls to boundaries, block paved pathway leading to shed and storage building, side gate giving access to the front.





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: HSW314907 - 0002

Tenure: Freehold

EPC Rating: E

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