

for sale

offers in the region of **£380,000**



Duke Street ROWLEY REGIS B65 8BP

A stunning, three bedroom detached period property in a popular and convenient location with spacious and well-presented accommodation throughout. Retaining many original features, the property has been much improved by the current owners and briefly comprises: welcoming hallway, lounge, re-fitted kitchen/dining room & snug, guest cloakroom, large conservatory, three bedrooms with fitted wardrobes, shower room, beautiful rear garden, garage and good sized driveway. A superb family home close to transport links in to Birmingham, the property must be viewed to be appreciated.

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Approach

The property has a walled fore garden with mature shrubs, large driveway with gated access to further off road parking and garage. Door opens to hallway

Welcoming Hallway

Wood effect flooring, door to cellaret, central heating radiator, attractive wood panelling, coving to ceiling, stairs to first floor accommodation and doors leading to:

Lounge

13' 9" into bay x 10' 10" max (4.19m into bay x 3.30m max)
Double glazed bay window to front elevation, central heating radiator, coving to ceiling, electric fire with feature surround, double glazed window to side elevation

Re-Fitted Kitchen/dining Room

22' 10" x 11' 6" max (6.96m x 3.51m max)

Fitted with a range of high gloss wall and base units with Corian work surfaces over, one and half bowl sink and drainer, under cupboard lighting, 5 ring gas hob with extractor over, spot lights to ceiling, wood effect flooring, double oven, integrated fridge freezer, spot lights to ceiling, plumbing for dishwasher, space for breakfast table and chairs, double glazed window to front and rear elevation, space for settee/snug area

Guest Cloakroom

Fitted with a combination w.c and wash hand basin, heated towel rail and part tiled walls

Conservatory

15' 5" x 11' 9" (4.70m x 3.58m)

A good sized conservatory with a tiled and insulated roof added approximately 3 years ago to make it a comfortable and useable room, Double glazed windows to side and rear elevation, Two double glazed roof windows, French doors open to the rear garden, wood effect flooring, spot lights to ceiling, double glazed door to side, door to utility cupboard with plumbing for washing machine and space for appliances



First Floor Landing

Access to part boarded loft, double glazed window to rear elevation, doors leading to:

Bedroom One

11' 6" x 10' 10" inc wardrobes (3.51m x 3.30m inc wardrobes)
Double glazed window to front elevation, fitted wardrobes, central heating radiator and coving to ceiling

Bedroom Two

10' 10" x 10' 10" (3.30m x 3.30m)
Double glazed window to front elevation, central heating radiator, coving to ceiling and fitted wardrobes

Bedroom Three

9' 1" x 8' 7" (2.77m x 2.62m)
Double glazed window to rear elevation, central heating radiator, coving to ceiling and fitted wardrobes

Re-Fitted Shower Room

Comprising: shower cubicle, low level w.c, vanity wash hand basin, part tiling to walls, double glazed obscured window to side elevation, heated towel rail, spot lights to ceiling

Detached Garage

19' 4" x 12' (5.89m x 3.66m)
Up and over door, power and lighting, door to the rear. Driveway extends from the front to behind the secure gated area providing ample off road parking and may also be suitable for motorhome or caravan depending on the size.

Rear Garden

A pleasant rear garden perfect for families and entertaining. Patio area leads to a pebbled and shaped artificial lawn with decked patio to the rear, flower beds, summerhouse, fencing to borders, outside tap and gated access to the garage and driveway.





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Property Ref: HSW315006 - 0003

Tenure: Freehold

EPC Rating: D

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