

for sale

offers in the region of **£475,000**



Rough Hill Drive Rowley Regis B65 8LS

A stunning detached residence in a popular and convenient location, beautifully presented throughout with spacious and versatile accommodation. The largest design of the development, this four bedroom family home must be viewed to appreciate the size and quality of the property on offer. Close to Warrens Hall nature reserve, the property briefly comprises: porch, hallway, downstairs w.c., spacious lounge, dining room, sitting room, large fitted kitchen, master bedroom with en-suite and dressing room, three further double bedrooms, family bathroom, pleasant rear garden, double garage with driveway to the front.

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Approach

The property has a driveway to the front, gate to rear access, two up and over doors to garage and double glazed front door opens to porch

Porch

Wood effect flooring light and double glazed door opens to hallway

Hallway

Stairs to first floor accommodation, part wood panelling to walls, central heating radiator, coving to ceiling and doors leading to:

Lounge

16' 9" into bay x 11' 11" (5.11m into bay x 3.63m)

Double glazed bay window to front elevation, two central heating radiators, electric fire with feature surround, coving to ceiling, double doors to dining room

Dining Room

11' 8" x 9' 5" (3.56m x 2.87m)

Double glazed French doors to rear garden, central heating radiator, door to kitchen

Guest W.C

Low level w.c, vanity wash hand basin with splashback tiling, central heating radiator

Kitchen

15' 7" x 12' 11" max (4.75m x 3.94m max)

Fitted with a range of wall and base units with work surfaces over, one and half bowl sink and drainer, space for fridge freezer, integrated double oven, gas hob with cooker hood over, part tiling to walls, central Island, door to garage, tiled flooring, double glazed window to rear elevation, plumbing for dishwasher, spot lights to ceiling, door to sitting room and double glazed door to rear garden

Sitting Room

12' 10" x 8' 5" (3.91m x 2.57m)

Double glazed window to rear elevation, central heating radiator, part panelled walls

First Floor Landing

Access to loft space, airing cupboard, coving to ceiling and doors leading to:



Master Bedroom

15' 1" max x 13' into bay (4.60m max x 3.96m into bay)
Double glazed bay window to front elevation, central heating radiator, built in wardrobes, coving to ceiling and archway to dressing room

Dressing Room

Built in mirrored wardrobes, central heating radiator, double glazed obscured window to front elevation and door to en-suite

En-Suite

Comprising: shower cubicle, low level w.c, wash hand basin, double glazed obscured window to front elevation, wood effect flooring, central heating radiator

Bedroom Two

11' 11" x 10' 3" plus recess (3.63m x 3.12m plus recess)
Double glazed window to rear elevation, central heating radiator, wood effect flooring, coving to ceiling, ceiling fan with light

Bedroom Three

13' 6" max x 8' 3" (4.11m max x 2.51m)
Double glazed window to rear elevation, central heating radiator,

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Bedroom Four

10' 3" x 7' (3.12m x 2.13m)
Double glazed window to rear elevation, central heating radiator, coving to ceiling

Family Bathroom

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

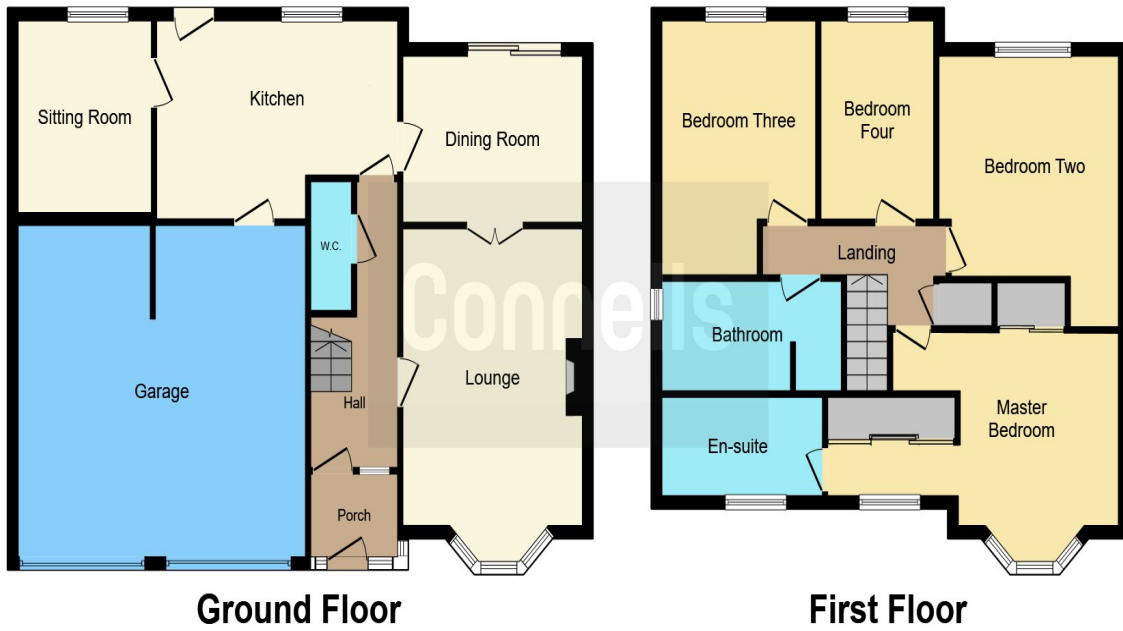
Rear Garden

A pleasant rear garden perfect for families and entertaining with patio area, gate to front access, outside tap, steps to lawn with mature trees and shrubs and fencing to borders

Double Garage

18' 11" max x 16' 7" max (5.77m max x 5.05m max)
Two up and over doors to front, central heating boiler, power and lighting, door to kitchen. Please note the rear of one side of the garage is used as a utility with wash hand basin, plumbing for washing machine.





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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Tenure: Freehold

EPC Rating: C

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