

for sale

offers in excess of **£435,000**



Burmese Way Rowley Regis B65 8QA

A large detached family home situated at the top of this popular development which has been much improved by the current owners. Briefly comprising: hallway, lounge, re-fitted high specification kitchen with modern open plan design incorporating dining area, conservatory, guest w.c, master bedroom with en-suite, two further double bedrooms and a single bedroom all with fitted wardrobes, family bathroom, stunning rear garden, garage and driveway. This delightful property must be viewed to be appreciated

Burmese Way Rowley Regis B65 8QA

Approach

The property is situated at the top of a popular development with driveway to the front, lawn to the side, pathways to the side to gated rear access, electric point and outside tap, front door opens to hallway

Hallway

Solid wood flooring, door to garage, central heating radiator, doors leading to:

Guest W.C

Low level w.c, wash hand basin, part tiling to walls, wood flooring,

Lounge

15' 6" max x 12' 6" (4.72m max x 3.81m)

Two double glazed windows to rear elevation, coving to ceiling, gas fire with feature surround, two central heating radiators, hardwired home entertainment and data/ethernet cables.

Re-Fitted Kitchen/Dining Room

26' 10" x 8' 6" (8.18m x 2.59m)

A modern re-fitted open-plan kitchen/dining room with Avanti wall and base units with Granite work surfaces over, one and half bowl sink and drainer with mixer tap, range cooker with cooker hood over, integrated Bosch dishwasher, integrated Bosch double fridge, integrated Bosch washing machine, under cupboard and plinth lighting, wine rack, part tiling to walls, tiled flooring, display cabinets, spot lights to ceiling, central heating radiator, double glazed window to front elevation, double glazed door to side, central Island with cupboards beneath, space for dining table and chairs, double glazed patio doors to conservatory

Conservatory

16' 11" max x 8' 7" max (5.16m max x 2.62m max)

Double glazed windows to rear and side elevation, tiled flooring, French doors opening to rear garden

First Floor Landing

Access to loft space which has a pull down ladder, boarding and light, airing cupboard, doors leading to:



Master Bedroom

12' 9" plus wardrobe x 12' 1" max (3.89m plus wardrobe x 3.68m max)

Two double glazed windows to front elevation, two central heating radiators, built in wardrobes, coving to ceiling, door to ensuite

En-Suite

Comprising: shower cubicle, wash hand basin, low level w.c, heated towel rail, tiled walls, double glazed obscured window to side elevation

Bedroom Two

11' 10" x 8' 3" to rear of wardrobe (3.61m x 2.51m to rear of wardrobe)

Double glazed window to rear elevation, central heating radiator, stylish recently re-fitted Aristocraft wardrobes and display shelving with lighting, hardwired ethernet cables

Bedroom Three

11' 8" max x 8' 1" max (3.56m max x 2.46m max)

Double glazed window to rear elevation, central heating radiator, stylish recently re-fitted Aristocraft wardrobes with display shelving and lighting, hardwired ethernet cables

Bedroom Four

8' 8" x 7' (2.64m x 2.13m)

Double glazed window to rear elevation, central heating radiator, fitted wardrobes with desk and hardwired ethernet cables

Bathroom

Comprising: bath with shower over, vanity wash hand basin and low level w.c, vanity mirror with lighting, heated towel rail, tiled flooring, tiled walls, double glazed obscured window to front elevation

Garage

16' 5" x 8' 8" (5.00m x 2.64m)

Up and over door to front, door to side access, power and lighting, door to hallway

Rear Garden

A stunning rear garden perfect for families and entertaining. Patio area with steps to lawn, raised flower beds, fencing to borders, pathway to both sides of the property with gates to front access.





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: HSW315278 - 0003

Tenure: Freehold

EPC Rating: D

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