

for sale

offers in the region of **£280,000**



## Pear Tree Drive Rowley Regis B65 9QA

A three bedroom detached family home in a popular cul-de-sac location offered for sale with NO UPWARD CHAIN. Briefly comprising: hallway, w.c, dining room, lounge, kitchen, conservatory, three bedrooms, en-suite to master, family bathroom, rear garden, garage and driveway. Viewing highly recommended to appreciate the accommodation on offer

# Pear Tree Drive Rowley Regis B65 9QA

## Approach

The property is approached via a shared block paved driveway with private drive to the front, gate to rear access, up and over door to integral garage and door opens to hallway

## Hallway

Door to garage, further doors leading to:

## Guest W.C

Low level w.c, wash hand basin, central heating radiator, double glazed obscured window to side elevation

## Kitchen

9' x 7' 4" ( 2.74m x 2.24m )

Fitted with a range of wall and base units with work surfaces over, one and half bowl sink and drainer, gas hob, electric oven, part tiling to walls, space for fridge freezer, plumbing for dishwasher, double glazed window to front elevation

## Lounge

14' 7" x 10' 11" max ( 4.45m x 3.33m max )

Double glazed window to rear elevation, central heating radiator, electric fire with surround

## Dining Room

15' x 8' 1" ( 4.57m x 2.46m )

Double glazed French doors to conservatory, central heating radiator, stairs to first floor, coving to ceiling

## Conservatory

16' 2" x 9' 8" ( 4.93m x 2.95m )

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

## First Floor Landing

Double glazed window to side elevation, loft access, airing cupboard, doors leading to:

## Bedroom One

11' 6" x 11' ( 3.51m x 3.35m )

Double glazed window to rear elevation, central heating radiator, fitted wardrobes, door to en-suite



## En-Suite

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

## Bedroom Two

12' 8" x 11' 7" ( 3.86m x 3.53m )

Double glazed window to front elevation, central heating radiator.

Agents note: head height reduced in some areas

## Bedroom Three

11' 8" x 8' 2" ( 3.56m x 2.49m )

Double glazed window to rear elevation, central heating radiator

## Bathroom

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

## Rear Garden

Patio area, fencing to borders, gate to front access

## Garage

17' 10" x 8' 4" ( 5.44m x 2.54m )

Up and over door, power and lighting, door to hallway

## Agents Note

We have been unable to complete a sellers enquiry form for this property so the details have been prepared to the best of ours and the owners knowledge





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](http://www.focalagent.com)

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Property Ref: HSW315445 - 0002

**Tenure:** Freehold

**EPC Rating:** D

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