

for sale

offers in the region of **£600,000**



Yew Tree Lane ROWLEY REGIS B65 8BU

A stunning five bedroom detached property is situated in a convenient and sought-after location of Rowley Regis. Immaculately presented throughout with spacious and versatile accommodation. This family home must be viewed to appreciate the size and quality of the property on offer. The property briefly comprises: hallway, downstairs w.c, spacious lounge, dining room, study, large fitted kitchen/dining room, utility room, large conservatory, cinema room, master bedroom with en-suite and dressing room, four further double bedrooms, two family bathroom, pleasant rear garden and driveway to the front.

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Approach

Gated entrance with tarmac driveway, gravel to the left with pathway and steps up to front door.

Entrance Hall

Tilled floor, stair up to first floor accommodation, understairs storage cupboard and doors leading to:

Lounge

17' 11" x 11' 9" (5.46m x 3.58m)

Two central heating radiators, a double glazed window to front elevation, coving to ceiling, electric fireplace and doors to dining room.

Dining Room

11' 9" max x 8' 11" (3.58m max x 2.72m)

Patio doors to rear garden and a central heating radiator.

Study

10' 1" x 7' 8" (3.07m x 2.34m)

Double glazed window to front elevation and a central heating radiator.

Downstairs W.C

Pedestal wash hand basin, low level w.c, central heating radiator and tiled floor.

Kitchen/Dining Room

20' 10" max x 18' 4" max (6.35m max x 5.59m max)

A beautiful re-fitted kitchen/dining room, a range of wall and base units, double oven, gas hob, cooker hood, one and a half sink and drainer. Space for dining table, tiled floor and part tiling to walls, central heating radiator, patio doors to rear garden and double glazed windows to side and rear elevation.

Utility Room

6' 2" plus door recess x 5' 1" (1.88m plus door recess x 1.55m)

Wall and base units, sink and drainer, space and plumbing for appliances and tiled floor.

Conservatory

20' max x 26' 5" max (6.10m max x 8.05m max)

Wood effect flooring, patio doors to rear garden, large skylight, central heating radiator, door to cinema room and double glazed windows to front, side and rear elevations.

Cinema Room



16' 2" max x 16' 5" (4.93m max x 5.00m)

Wood effect flooring, central heating radiator, double glazed window to conservatory and loft access.

First Floor Landing

Storage cupboard, central heating radiator and a double glazed window to front elevation.

Bedroom One

27' 5" max x 11' 11" max (8.36m max x 3.63m max)

Two central heating radiators, double glazed windows to front and rear elevation, dressing room towards the rear with fitted wardrobes and door to ensuite.

Ensuite

Walk-in shower suite, vanity wash hand basin, low level w.c, double glazed obscure window to rear elevation, central heating radiator, extractor, tiling to walls and floor.

Bedroom Four

9' 8" x 11' 8" (2.95m x 3.56m)

Central heating radiator, double glazed window to front elevation and fitted wardrobes.



Bedroom Five

13' 6" x 9' 8" (4.11m x 2.95m)

Central heating radiator, double glazed window to rear elevation and fitted wardrobes.

Bathroom

Shower cubicle, bath, pedestal wash hand basin, low level w.c, double glazed obscure window to rear elevation, central heating radiator, extractor, wood effect flooring, tiling to walls and floor.

Second Floor Landing

Loft access

Bedroom Three

18' 7" x 12' max (5.66m x 3.66m max)

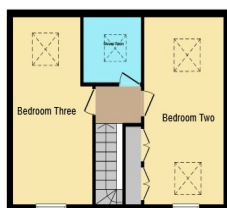
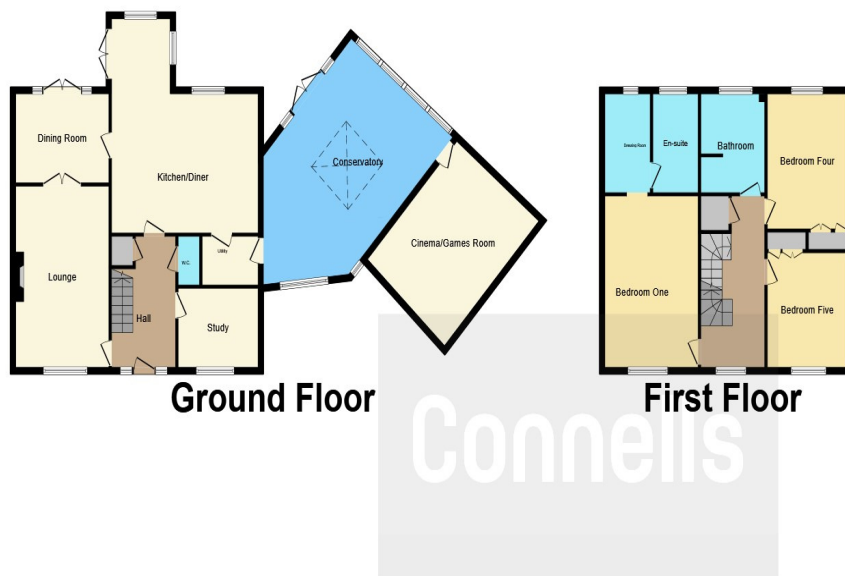
Two central heating radiator, double glazed window to front elevation, skylight, reduced head height and fitted wardrobes.

Bedroom Two

18' 7" x 11' 6" (5.66m x 3.51m)

Two central heating radiator, double glazed window to front elevation, skylight, Storage cupboards, reduced head height and





Second Floor

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: HSW315687 - 0002

Tenure: Freehold

EPC Rating: C

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