

for sale

offers over **£280,000**



Portway Hill Rowley Regis B65 9DE

A well presented four bedroom family home situated in the heart of Rowley Regis, within a close distance of local amenities, shops and schools. Briefly comprising: hallway, open plan lounge/dining room, four bedrooms, family bathroom, garden to the rear and a block paved driveway to the front.

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Approach

The property has a block paved driveway to the front, with plantation areas to the right and left. Front door leading to entrance hall.

Entrance Hall

Stairs to first floor accommodation, under stairs storage cupboard. Wood effect floor, central heating radiator. Doors leading to:

Lounge

10' 10" max x 9' 9" plus bay (3.30m max x 2.97m plus bay)
Double glazed bay window to front elevation, central heating radiator, wood effect flooring.

Dining Room

10' 10" max x 14' max (3.30m max x 4.27m max)
Wood effect floor. central heating radiator, double glazed patio doors to rear garden.

Vestibule

7' 5" max x 7' 8" max (2.26m max x 2.34m max)
Vestibule space before the kitchen, leading to downstairs W.C

and bedroom. Wood effect flooring.

Kitchen

14' 11" max x 13' 4" max (4.55m max x 4.06m max)
Spacious kitchen space with wall and base units with work surfaces over, sink and drainer, integrated electric oven with gas hob, part tiling to walls, plumbing and space for appliances. Plenty of space for table and chairs. Central heating radiator and double glazed door to side elevation to rear garden. Two double glazed windows to rear elevation, one double glazed window to side elevation.

Downstairs W.C

Low level W.C with vanity wash hand basin, part tiling to walls. Obscured double glazed window to side elevation. Boiler.

Downstairs Bedroom Four

7' x 12' 9" plus door recess (2.13m x 3.89m plus door recess)
Carpeted bedroom with central heating radiator. Double glazed window to front elevation, double glazed door to front elevation leading to driveway.



First Floor Landing

Carpeted landing with loft access, obscured double glazed window to side elevation, doors leading to:

Bedroom One

10' 10" max x 13' 7" max (3.30m max x 4.14m max)

Carpeted bedroom with central heating radiator, double glazed window to rear elevation, reduced head height to rear.

Bedroom Two

10' 10" max x 9' 9" plus bay (3.30m max x 2.97m plus bay)

Carpeted bedroom with central heating radiator. Double glazed bay window to front elevation.

Bedroom Three

6' 3" x 6' 2" (1.91m x 1.88m)

Carpeted bedroom with central heating radiator, double glazed window to front elevation.

Family Bathroom

Low level W.C, pedestal hand wash basin, bath with shower over, part tiled walls, heated towel rail, obscured double glazed window to rear elevation.

Rear Garden

Patio area to the front with lawn to the rear, raised plant borders at the side with fence and hedge surrounding.





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T 0121 550 6465
E halesowen@connells.co.uk

10 Hagley Road
 HALESOWEN B63 4RG

Property Ref: HSW315675 - 0005

Tenure:Freehold EPC Rating: D

Council Tax Band: B

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