

for sale

offers in the region of **£375,000**



Pear Tree Drive Rowley Regis B65 9QA

A stunning four bedroom detached family home in a popular cul-de-sac location in a highly sought after area. This property comes with a spacious driveway and a large conservatory which is perfect for entertaining. Briefly comprising: hallway, downstairs W.C, kitchen, lounge, dining area, conservatory, four bedrooms, en suite, family bathroom, garage and pleasant rear garden. Viewing is highly recommended to appreciate the accommodation on offer.

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Approach

The property has a spacious, private driveway on approach, with a pebbled area and a pathway leading to side access to rear garden. There is also a pathway leading to the front door, opening to:

Entrance Hall

Wood effect flooring, central heating radiator, doors leading to:

Downstairs W.C

Wood effect flooring, central heating radiator, low level W.C, vanity wash hand basin with storage, double glazed obscured window to front elevation.

Kitchen

9' 9" x 6' 11" (2.97m x 2.11m)

A modern kitchen fitted with a range of wall and base units with work surfaces over, one and a half sink and drainer, induction hob with integrated oven, cooker hood, space for appliances, double glazed window to front elevation.

Lounge

13' 6" max x 8' 2" max (4.11m max x 2.49m max)

Double doors opening into lounge, wood effect flooring, central heating radiator, double glazed window to rear elevation.

Dining Area

15' max x 8' 2" (4.57m max x 2.49m)

Wood effect flooring, stairs up to first floor accommodation, central heating radiator, double glazed double doors opening to:

Conservatory

15' 10" max x 11' 2" max (4.83m max x 3.40m max)

Wood effect flooring, ceiling fan, double glazed windows all around, double glazed double doors leading to rear garden.

Landing

Open and bright landing space with large double glazed window to side elevation, storage cupboard, doors leading to:



Bedroom One

10' 11" x 10' 10" max (3.33m x 3.30m max)

Central heating radiator, fitted wardrobes, double glazed window to rear elevation, door leading to:

En Suite

Tiled flooring, low level W.C, vanity wash hand basin with storage above, heated towel rail, shower cubicle, double glazed obscured window to side elevation.

Bedroom Two

11' max x 8' 4" (3.35m max x 2.54m)

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

Bedroom Three

10' 4" to front of wardrobe x 6' plus door recess (3.15m to front of wardrobe x 1.83m plus door recess)

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

Bedroom Four

9' 4" x 7' 2" (2.84m x 2.18m)

Central heating radiator, double glazed window to front elevation.

Family Bathroom

Tiled flooring, part tiling to walls, low level W.C, vanity wash hand basin, bath tub, extractor fan, heated towel rail, double glazed obscured window to side elevation.

Garage

18' x 8' 5" (5.49m x 2.57m)

Door from hallway to garage, up and over garage door to front elevation, electrics, space and plumbing for appliances.

Lister Comment: Reduced head height in areas due to stairs to first floor accommodation.

Pleasant Rear Garden

A pleasant rear garden perfect for entertaining, path to side access from front of property, patio area, artificial grass with pebbled border, fence enclosed.





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: HSW315784 - 0002

Tenure:Freehold EPC Rating: C

Council Tax Band: D

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