

for sale

£265,000



## Boundary Avenue Rowley Regis B65 0NY

A stunning three bedroom family home in a sought after location close to shops, schools and the train station. Extended and finished to a high standard throughout this beautiful home benefits from ample of road parking to the front and briefly comprises: hallway, through lounge/dining room, large re-fitted kitchen, study, three bedrooms, family bathroom, good sized rear garden extending to the side perfect for families and entertaining. Viewing is essential to appreciate the accommodation on offer.



# Boundary Avenue Rowley Regis B65 0NY

## Approach

The property has a block paved driveway to the front with gate to side access and front door opens to hallway

## Hallway

Stairs to first floor accommodation, wood effect flooring, central heating radiator, spot lights to ceiling, double glazed obscured window to side elevation, doors leading to:

## Study

7' 9" x 6' 9" max ( 2.36m x 2.06m max )

Double glazed window to side elevation, spot lights to ceiling, wood effect flooring

## Open-Plan Lounge/Dining Room

24' 2" into bay x 11' 7" max ( 7.37m into bay x 3.53m max )

Double glazed bay window to front elevation, two central heating radiators, wood effect flooring, double glazed doors to kitchen

## Fitted Kitchen

14' 9" x 11' 1" max ( 4.50m x 3.38m max )

Fitted with a range of wall and base units with work surfaces over one and half bowl sink and drainer, under floor heating, induction

hob with cooker hood over, integrated double oven, space for American fridge freezer, integrated microwave, spot lights to ceiling, space for appliances, plumbing for washing machine and dishwasher, two double glazed windows to rear elevation, tiled flooring, double glazed French doors opening to the rear garden

## First Floor Landing

Double glazed obscured window to side elevation, loft access and doors leading to:

## Bedroom One

13' 5" max x 9' 8" plus recess ( 4.09m max x 2.95m plus recess )

Double glazed bay window to front elevation, central heating radiator, built in wardrobes

## Bedroom Two

11' 5" x 10' 3" max ( 3.48m x 3.12m max )

Double glazed window to rear elevation, central heating radiator

## Bedroom Three

7' 4" x 6' 1" ( 2.24m x 1.85m )

Double glazed window to rear elevation, central heating radiator



## Family Bathroom

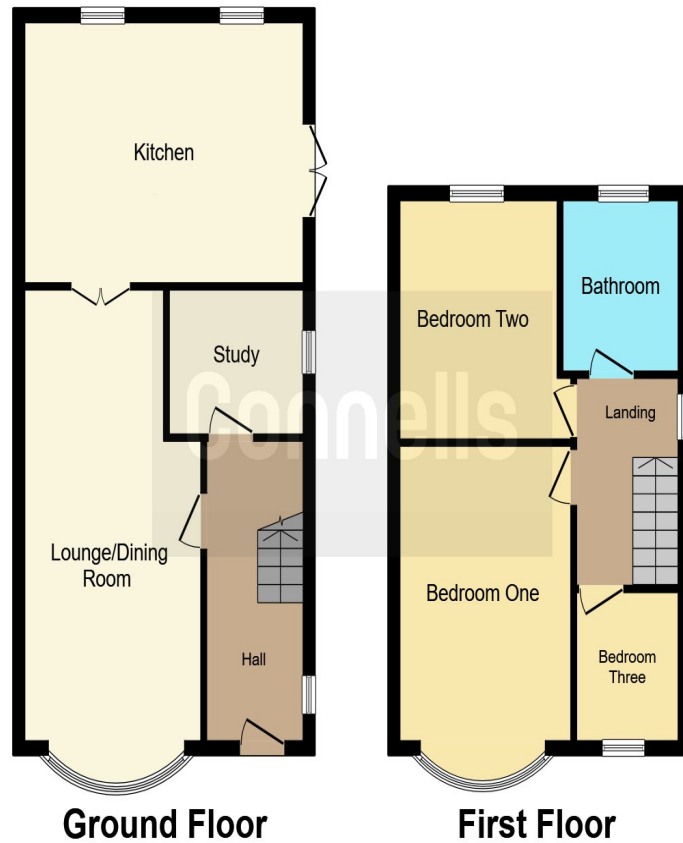
Comprising: bath with shower over, vanity wash hand basin, low level w.c, tiled flooring, spot lights to ceiling, tiling to walls and double glazed obscured window to rear elevation

## Rear Garden

A beautiful rear garden perfect for families and entertaining with stylish paved patio, lawns beyond, fencing to borders, gate to front access, outside tap and timber shed.







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Property Ref: HSW315880 - 0003

Tenure: Freehold EPC Rating: C

Council Tax Band: B

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