

for sale

offers in the region of **£425,000**



Carnegie Road Rowley Regis B65 8BY

A stunning four bedroom detached family home in a sought after location close to transport links and other local amenities. Briefly comprising: hallway, downstairs W.C, lounge, re-fitted kitchen/dining room, four bedrooms, en-suite to master, family bathroom, pleasant rear garden, double driveway and a garage. Finished to a high standard throughout, viewing is highly recommended to appreciate the accommodation on offer.

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Approach

The property has a double driveway to the front, with a pebbled front garden, there is gated side access to the rear garden, EV charging point, front door opening to:

Entrance Hall

A spacious entrance hall with a central heating radiator, stairs up to first floor accommodation and double doors leading to:

Lounge

15' 6" plus bay x 12' 9" max (4.72m plus bay x 3.89m max)

Central heating radiator, feature fireplace, storage cupboard, double glazed bay window to front elevation, double glazed window to side elevation, made to measure fitted blinds.

Downstairs W.C

Low level W.C, pedestal wash hand basin, tiled splashback, central heating radiator.

Open Plan Kitchen/Dining Room

19' 7" x 15' 3" max (5.97m x 4.65m max)

A stunning re-fitted kitchen with a range of wall and base units with work surfaces over, induction hob, extractor fan, integrated grill and oven, sink and drainer, integrated dishwasher, part tiling to walls, double glazed window to rear elevation.

The dining area has a central heating radiator, space for appliances, space for dining table and chairs, door to garage, double glazed French doors leading to rear garden, two double glazed windows to rear elevation.

First Floor Landing

Spacious landing with loft access, central heating radiator, storage cupboard, double glazed obscured window to side elevation, doors leading to:

Bedroom One

12' 9" x 12' 3" max (3.89m x 3.73m max)

Central heating radiator, fitted wardrobes, double glazed window to front elevation, double glazed window to side elevation, made to measure fitted blinds, door leading to:



En-Suite

Wood effect flooring, low level W.C, shower cubicle, pedestal wash hand basin, part tiling to walls, double glazed obscured window to front elevation.

Bedroom Two

10' 10" plus door recess x 10' 9" (3.30m plus door recess x 3.28m)

Central heating radiator, built in wardrobe, double glazed window to front elevation, made to measure fitted blinds.

Bedroom Three

12' 4" max x 11' (3.76m max x 3.35m)

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

Bedroom Four

11' 8" x 6' 9" to front of wardrobes (3.56m x 2.06m to front of wardrobes)

Central heating radiator, large fitted wardrobes, double glazed window to rear elevation, made to measure fitted blinds.

Family Bathroom

Wood effect flooring, central heating radiator, pedestal wash hand basin, low level W.C, shower cubicle, bath, part tiling to walls, double glazed obscured window to rear elevation.

Garage

22' 2" x 8' 9" (6.76m x 2.67m)

With power and lighting, electric garage door to front, door to rear garden and door to kitchen

Rear Garden

A pleasant rear garden perfect for entertaining, patio area, lawn to rear, raised decking area, plant borders, gate to front access, fencing to borders.





Ground Floor

First Floor

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Property Ref: HSW315899 - 0002

Tenure:Freehold EPC Rating: C

Council Tax Band: E

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