

for sale

offers in the region of **£350,000**



Crendon Road ROWLEY REGIS B65 8LF

A stunning, much improved three bedroom family home situated in a popular and convenient location, beautifully presented with versatile accommodation, the property must be viewed to be appreciated. Briefly comprising: porch, entrance hall, lounge/dining area, re-fitted kitchen, utility, downstairs W.C, three bedrooms, re-fitted family bathroom, spacious rear garden, pleasant front garden, garage, driveway to the front.

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Approach

The property has a driveway to the front, with a pleasant front garden with lawn area, planting borders, slabbed pathway to door opening to:

Porch

A convenient entrance porch with further door to:

Entrance Hall

Stairs up to first floor accommodation, central heating radiator, wood effect flooring, doors leading to:

Lounge/Dining Area

23' 10" x 12' 6" max (7.26m x 3.81m max)

Wood effect flooring, two central heating radiators, space for dining table, double glazed window to front elevation, two double glazed windows to rear elevation, double glazed French doors opening to rear garden.

Re-Fitted Kitchen

11' 5" max x 8' 11" plus door recess (3.48m max x 2.72m plus door recess)

A re-fitted kitchen fitted with a range of wall and base units with work surfaces over, sink and drainer, integrated fridge/freezer, range cooker, cooker hood over, spotlights to ceiling, storage cupboard/pantry, double glazed window to rear elevation, door leading to:

Utility Room

14' 3" max x 8' 8" max (4.34m max x 2.64m max)

A convenient utility room with tiled flooring, fitted with wall and base units with work surfaces over, sink and tap, space and plumbing for appliances, central heating radiator, spotlights to ceiling, double glazed window to rear elevation, double glazed door leading to rear garden, doors leading to:

Downstairs W.C

Tiled flooring, low level W.C, double glazed obscured window to rear elevation.

Garage

17' 3" x 9' 3" max (5.26m x 2.82m max)

Electric roller garage door, lighting, electrics.



Landing

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

Bedroom One

12' 6" max x 12' 1" (3.81m max x 3.68m)

Double glazed window to front elevation, central heating radiator.

Bedroom Two

12' x 11' 7" (3.66m x 3.53m)

Double glazed window to rear elevation, central heating radiator.

Bedroom Three

8' x 6' 2" (2.44m x 1.88m)

Double glazed window to front elevation, central heating radiator.

Re-Fitted Family Bathroom

Tiled walls, central heating radiator with towel rail, bath with shower over, low level W.C, pedestal wash hand basin, double glazed obscured window to rear elevation.

Spacious Rear Garden

A large rear garden with far reaching views, patio area with steps down to further patio area, perfect for entertaining and families. There are then further steps down to lawn area, storage shed and greenhouse, planting areas throughout with fencing to borders.





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: HSW316037 - 0003

Tenure:Freehold EPC Rating: E

Council Tax Band: C

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