

for sale

offers in the region of **£475,000**



Burmese Way Rowley Regis B65 8QA

A stunning, extended four bedroom detached residence in a popular and convenient location, beautifully presented throughout with spacious and versatile accommodation. The largest design of the development, this four bedroom family home must be viewed to appreciate the size and quality of the property on offer. Close to Warrens Hall nature reserve, the property briefly comprises: porch, entrance hall, lounge, dining room, breakfast kitchen, downstairs W.C, large utility room, four bedrooms, en-suite and dressing room to master, family bathroom, pleasant front and rear garden, double garage with driveway to the front.

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Approach

The property has a pleasant front garden with lawn and well established shrubs, driveway to the front, gate to rear access, two up and over doors to garage and double glazed front door opening to porch

Porch

Double glazed windows to front elevation, tiled flooring, door opening to:

Entrance Hall

Central heating radiator, storage cupboard, stairs up to first floor accommodation, door to breakfast kitchen, double doors opening to:

Lounge

11' 9" max x 15' 5" plus bay (3.58m max x 4.70m plus bay)
Fireplace, central heating radiator, double glazed bay window to front elevation, double doors opening to:

Dining Room

11' 8" x 11' 10" plus recess (3.56m x 3.61m plus recess)
Central heating radiator, double glazed bi-fold doors to rear elevation, door to:

Large Breakfast Kitchen

12' 8" max x 15' 7" (3.86m max x 4.75m)

Fitted with a range of wall and base units with work surfaces over, one and a half sink and drainer, integrated dishwasher, extractor, space and plumbing for appliances, central heating radiator, spotlights to ceiling, space for breakfast table, part tiling to walls, double glazed French doors opening to rear garden, door to:

Large Utility Room

7' 4" x 9' 2" (2.24m x 2.79m)

A convenient utility room with plenty of space, fitted with a range of wall and base units with work surfaces over, sink and drainer, space and plumbing for appliances, double glazed obscured window to rear elevation, door to double garage, double glazed door to rear garden.

Downstairs W.C

A convenient downstairs W.C with wash hand basin and low level W.C.

Landing

Loft hatch, storage cupboard, central heating radiator, doors opening to:



Bedroom One

11' 3" x 15' max (3.43m x 4.57m max)

Fitted wardrobes, built in wardrobes, central heating radiator, two double glazed windows to front elevation, door to:

Dressing Room

Fitted mirrored wardrobes, double glazed window to front elevation, door to:

En-Suite To Master

Large walk-in shower, wall mounted wash hand basin, low level W.C, heated towel rail, tiled walls, spotlights to ceiling, double glazed obscured window to front elevation.

Bedroom Two

10' 7" x 11' 5" max (3.23m x 3.48m max)

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

Bedroom Three

7' 6" x 9' 6" (2.29m x 2.90m)

Central heating radiator, wood effect flooring, built in wardrobes, double glazed window to rear elevation.

Bedroom Four

6' 6" x 7' 3" (1.98m x 2.21m)

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

Family Bathroom

Tiled flooring with under floor heating, vanity wash hand basin, low level W.C, built in shower cubicle, bath, heated towel rail, tiled walls, spotlights to ceiling, extractor, double glazed obscured window to side elevation.

Double Garage

16' 10" x 18' 4" max (5.13m x 5.59m max)

A spacious double garage with two up and over doors, boiler, lighting, electrics

Pleasant Rear Garden

A pleasant rear garden with large patio area, steps up to lawn beyond with low wall, well established shrubs, gated side access to front of property, steps down from patio to wood shed, outside tap.

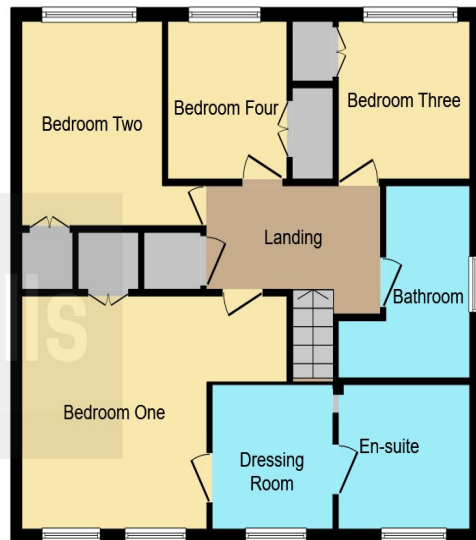
Solar Panels

The property is fitted with solar panels, contributing efficiently to the energy performance of the property.





Ground Floor



First Floor

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: HSW316206 - 0006

Tenure:Freehold EPC Rating: Awaited

Council Tax Band: E

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