



Connells

Boundary Avenue
ROWLEY REGIS



Property Description

****A SPACIOUS FOUR BEDROOM HOME WITH LARGE LOW MAINTENANCE REAR GARDEN PERFECT FOR ANY GROWING FAMILY. QUIET CUL-DE-SAC LOCATION AND WITHIN CLOSE PROXIMITY TO ROWLEY REGIS TRAIN STATION**** This family home is well presented throughout and has seen recent renovations to the kitchen, bathroom, garden as well as, recently fitted windows & doors. Within walking distance to the local primary schools and blackheath town center.

This property is also perfect for anyone commuting having Junction 2 M5 and links to M6 motorway within a mile of the residence.

Internally the property comprises of: downstairs Wc, through lounge with dining area, kitchen/diner, conservatory, four/five bedroom (loft space currently used as fifth bedroom) & family bathroom.

Externally the property benefits from a large rear garden and driveway to front of multiple cars.

This Property is NOT to be MISSED and should be viewed to appreciate ALL accommodation on offer. Call TODAY on 0121-552-2671

Entrance Hall

Having door to front, stairs to first floor, under stairs storage and wall mounted radiator.

Cloakroom

Having wash hand basin and low level WC.

Lounge Area

13' 7" into way x 10' 4" max (4.14m into way x 3.15m max)

Having double glazed bay window, gas fire and wall mounted radiator

Dining Room

11' 5" x 10' 4" (3.48m x 3.15m)

Having double glazed patio doors to rear and wall mounted radiator.

Kitchen/Diner

27' 10" x 8' 9" max (8.48m x 2.67m max)

Having a fully fitted kitchen with wall and base units, double gazed window, ceramic sink/drainer integrated into work service, electric oven with hob. plumbing for dishwasher & washing machine, cupboard housing the GCH boiler and wall mounted radiator.

Conservatory

UPVC construction, window & doors leading into the garden.

Bedroom One

15' 2" plus wardrobes x 13' 7" into bay (4.62m plus wardrobes x 4.14m into bay)

Having double glazed bay window to front &

double glazed window and fitted wardrobes.

Bedroom Two

11' 7" x 8' 1" (3.53m x 2.46m)

Having double glazed window to front and wall mounted radiator.

Bedroom Three

10' 11" x 9' 2" max (3.33m x 2.79m max)

Having double glazed window, fitted wardrobes and wall mounted radiator.

Bedroom Four

6' 11" x 6' 1" (2.11m x 1.85m)

Having double glazed window to front and wall mounted radiator.

Bedroom Five/loft Room

20' 8" x 10' 10" Plus recess (6.30m x 3.30m Plus recess)

Having velux windows. currently been used as the fifth bedroom.

Family Bathroom

Having double glazed window, bath with shower over- shower is serviced by the combi boiler situated in the kitchen, wash hand basin, low level WC, towel rail and partly tiled throughout.

Rear Garden

Having a patio area which leads to a lawned area, with shed and fence boundaries.









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

To view this property please contact Connells on

T 0121 552 2671
E oldbury@connells.co.uk

70-76 Birmingham Street
 OLDBURY B69 4EB

EPC Rating: D

Tenure: Freehold

view this property online connells.co.uk/Property/OLD310982



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: OLD310982 - 0005