



**Connells**  
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**FOR SALE**

**Connells**

Uplands Avenue  
ROWLEY REGIS





## Property Description

This charming traditional semi-detached property boasts a desirable bay-fronted design and has been thoughtfully extended to the rear, offering ample living space. The home features three well-proportioned bedrooms, a convenient utility room, and a cloakroom for added practicality. Outside you'll find a large, mature rear garden perfect for outdoor relation and entertaining. The property benefits from a private driveway , proving off-road parking for multiple vehicles. A fantastic opportunity for this seeking a spacious family home with both character and modern amenities. Call TODAY on 0121-552-2671.

## Entrance Hall

Having door to front and stairs to first floor.

## Cloakroom

Having a wash hand basin, low level W.C and side facing window.

## Lounge

25' 4" into bay x 10' 6" ( 7.72m into bay x 3.20m )

Having double glazed bay window, two wall mounted radiators and gas fire place.

## Kitchen/Diner

18' max x 16' 7" max ( 5.49m max x 5.05m max )

Having wall and base units, sink/drainer

integrated into work surface, gas cooker point, space for fridge/freezer, gas cooker point wit cooker hood over.

## Utility Room

7' 8" x 7' 8" ( 2.34m x 2.34m )

Having sink/drainer integrated into work surface, plumbing for washing machine and door to lean too.

## Lean Too

15' 9" x 6' 8" ( 4.80m x 2.03m )

Having door leading to the rear garden.

## Landing

doors leading to various rooms:

## Bedroom One

13' 4" into bay x 10' 7" max ( 4.06m into bay x 3.23m max )

Having front facing window and wall mounted radiator.

## Bedroom Two

11' 7" x 9' 3" plus wardrobe ( 3.53m x 2.82m plus wardrobe )

Having rear facing window, fitted wardrobes and wall mounted radiator.

## Bedroom Three

7' 2" x 5' 9" ( 2.18m x 1.75m )

Having front double glazed window and wall mounted radiator.

## Bathroom

Having bath with shower over wash hand basin, low level WC, rear facing double glazed window and wall mounted radiator.

## Rear Garden

## Garage

Having up & over door with door to the rear garden.















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](http://www.focalagent.com)

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**EPC Rating: E**

Tenure: Freehold

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