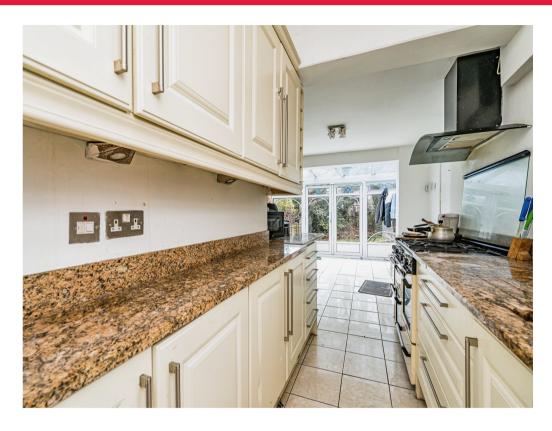


Connells

Uplands Avenue ROWLEY REGIS

# Uplands Avenue ROWLEY REGIS B65 9PS







# **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"  $\times$  9' 3" plus wardrobe (  $3.53m \times 2.82m$  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.



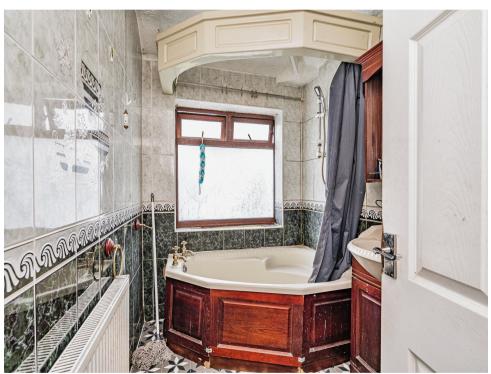














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Tenure: Freehold



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