



Connells

Queens Drive
Rowley Regis



Property Description

Set on a generous corner plot in a sought-after residential area, this impressive three bedroom detached home offers spacious living, excellent outdoor space to the rear and front, along with the rare benefit of TWO garages. It is ideal for families or anyone looking for extra space inside and out.

This property welcomes you with a bright entrance hall, With a w/c to the ground floor and then the hall leading you into a spacious lounge perfect for relaxing. There is also a fitted kitchen/diner which then opens out to a bright airy conservatory for enjoying throughout the whole year. There is also a rear garden - ideal for family meals and gatherings during the warmer months.

Upstairs there are three well-proportioned bedrooms including a comfortable master, all served by a family bathroom with modern fittings.

Outside the home enjoys a front LARGE driveway with ample parking along with TWO garages offering potential to extend or further develop.

Situated on Queens Drive, the property is close to local schools, parks and everyday amenities with easy access to transport links for committing.

Entrance Hall

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

Shower Room

having shower, double glazed window, wash hand basin/vanity and wall mounted radiator.

Lounge

15' 7" x 10' 10" (4.75m x 3.30m)

Front facing double glazed window to front and wall mounted radiator.

Kitchen

15' 7" max x 12' (4.75m max x 3.66m)

Having wall and base units, sink/drainer integrated into roll top work surface, integrated electric hob , oven and microwave. Kitchen has the added advantage of a pantry and wall mounted radiator.

Conservatory

14' 10" x 7' 11" (4.52m x 2.41m)

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

Landing

Having double glazed window, attic space/loft access, wall mounted radiator and doors leading to various doors.

Bedroom One

15' 9" x 11' 10" max (4.80m x 3.61m max)

Having two double glazed window to front and

built in wardrobes.

Bedroom Two

11' 7" x 8' 8" (3.53m x 2.64m)

Having double glazed window and wall mounted radiator.

Bedroom Three

11' 7" x 6' 11" (3.53m x 2.11m)

Having double glazed window, built in wardrobes and wall mounted radiator.

Bathroom

Having wash hand basin, low level WC, bath with mixer tap, double glazed window and wall mounted radiator.

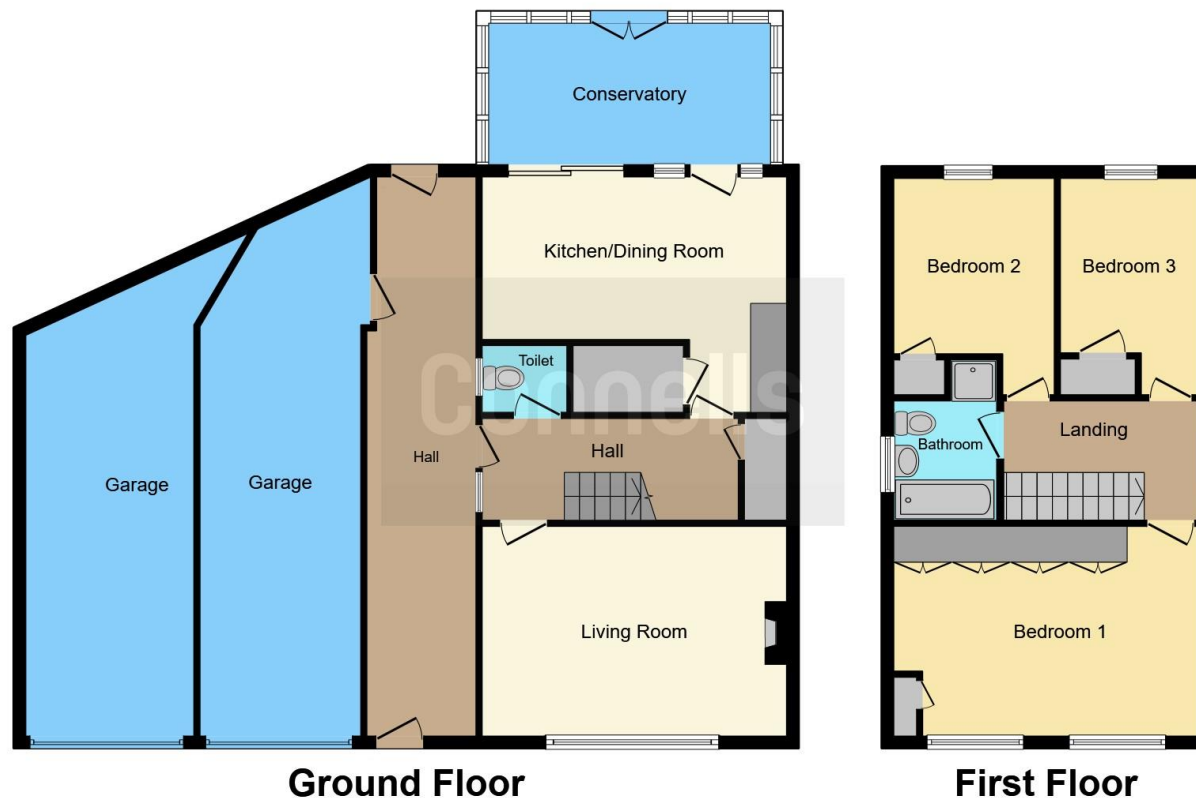
Double Garage

Up & over doors with light and power.









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: C Council Tax
 Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/OLD312684



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: OLD312684 - 0005