



Taylors

ROWLEY REGIS, Clent Hill Drive

Offers In Region Of £290,000

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- Three well proportioned bedrooms
- Master bedroom with en suite shower room and fitted wardrobes
- Two reception rooms with conservatory
- Block paved drive allowing for ample off road parking
- Double glazing and gas central heating
- Low maintenance rear garden with a lovely patio
- Well presented throughout
- Popular and convenient location
- Council tax band C
- Bedroom three with fitted wardrobes

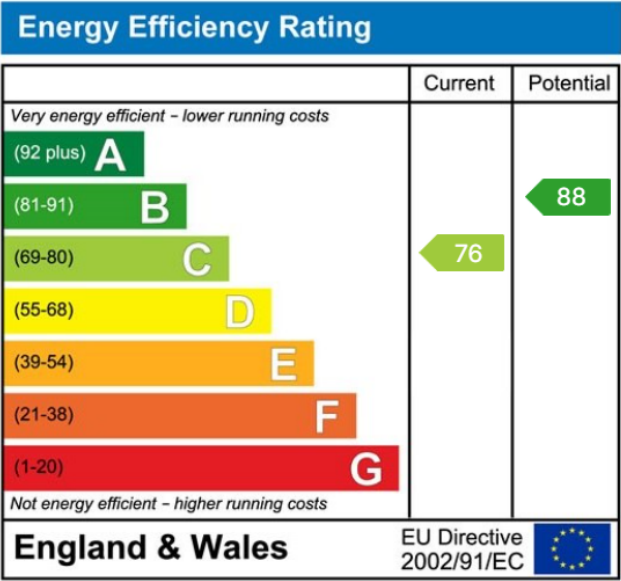


Nestled in the sought-after area of Rowley Regis, this extended and generously proportioned end of terraced home offers exceptional family accommodation, presented to a high standard throughout. Upon arrival, the property impresses with a substantial block-paved driveway, providing ample off-road parking. Entry is via a welcoming porch that leads into a central hallway, setting the tone for the rest of the home. The ground floor offers a versatile and thoughtfully arranged layout, featuring a bright and airy living room that flows beautifully into a modern conservatory. Additionally, a further reception room leading onto a practical utility room. The kitchen has been refitted with a range of contemporary units and offers generous workspace. Upstairs, the first-floor landing leads to three well-proportioned double bedrooms and family bathroom. The Master bedroom benefits from an en suite shower room and fitted wardrobes, as well as Bedroom Three having fitted wardrobes.. Externally, the property enjoys a well-maintained, low-maintenance rear garden with a large patio area. With the added benefits of gas central heating and double glazing throughout, this home is ready to move into and enjoy from day one. Tenure Freehold. All main services connected.

Broadband/Mobile coverage:[//checker.ofcom.org.uk/en-gb/broadband-coverage](https://checker.ofcom.org.uk/en-gb/broadband-coverage).

Council tax band C. EPC C . Construction - Brick with tiled roof. Flood Risk - Surface Water - Very low. Rivers and Seas - Very low. BLOCK PAVED ALLOWING FOR OFF ROAD PARKING, PORCH, ENTRANCE HALL, KITCHEN 10' 8" x 7' 5", STUDY 12' 5" x 7' 1", UTILITY ROOM 6' 1" x 7' 1", LOUNGE 14' 8" x 11' 5", CONSERVATORY 7' 11" x 7' 10", FIRST FLOOR LANDING, MASTER BEDROOM 10' 0" x 11' 7", EN-SUITE 6' 1" x 7' 0", BEDROOM TWO 12' 5" x 7' 1", BEDROOM THREE 7' 1" x 9' 7", BATHROOM 6' 3" x 5' 6", LOW MAINTENANCE REAR GARDEN





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