



**Taylors**



## Fairbourne Avenue, Rowley Regis, B65 9JR

Offers In Region Of £259,950

3 1 1

- Popular cul de sac position
- Convenient for motorway and railway connections
- No upward chain
- Good size garden
- Drive and garage
- PVC double glazing
- Gas central heating
- Three bedrooms
- Bathroom with shower cubicle



A Mucklow built semi detached home in this established, popular and convenient cul de sac. Having NO UPWARD CHAIN, Gas central heating and PVC double glazing. With further potential comprises - Double glazed Porch, Hall, Cloakstore, Through Living Room with Lounge and Dining Areas, Kitchen with oven, hob, microwave and dishwasher, Double glazed Rear Porch, Three Bedrooms, Bathroom with shower cubicle, Garage. GOOD SIZE GARDEN.

All main services connected. Tenure Freehold. Council Tax Band C. EPC C. Broadband/mobile coverage:<https://checker.ofcom.org.uk/en-gb/broadband-coverage>. Construction - standard brick, tiled roof. Long term flood risk, surface water very low, rivers very low

**PVC double glazed Porch**

**Hall** Cloakstore off

**Through Living Room** - 7.42m x 3.48m (24'4" x 11'5") With Lounge and Dining areas, PVC double glazed windows to the front and rear, fireplace with gas fire

**Kitchen** - 4.11m x 2.11m (13'6" x 6'11") With oven, hob, microwave and dishwasher, floor and wall units, one and half bowl sink

**Double glazed Rear Porch** With double doors to the garden

**Landing**

**Bedroom One** - 4.27m x 3.48m (14'0" x 11'5" into wardrobes) With attractive range of fitted wardrobes, matching corner dressing unit

**Bedroom Two** - 3.48m x 3.35m (11'5" into wardrobes x 11'0") With full length range of fitted furniture

**Bedroom Three** - 2.39m x 2.36m (7'10" x 7'9")

**Bathroom** - 2.41m x 2.13m (7'11" x 7'0") having panel bath, separate shower cubicle, WC and handbasin, tiling to walls

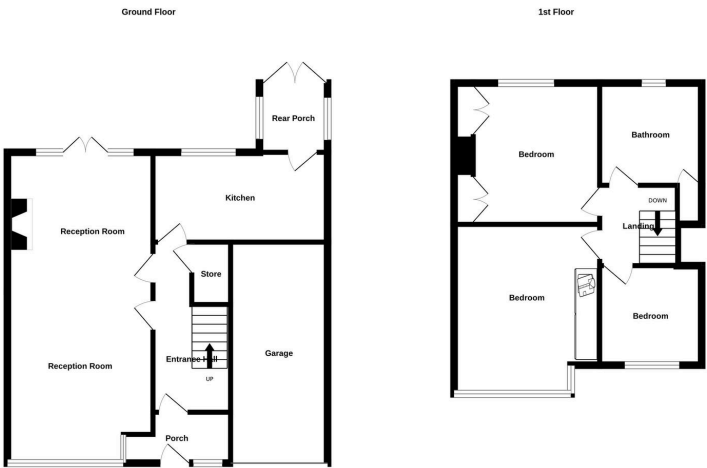
**Garage** - 5.46m x 2.26m (17'11" x 7'5") Housing the central heating boiler

**Good size Rear Garden** With patio and lawn

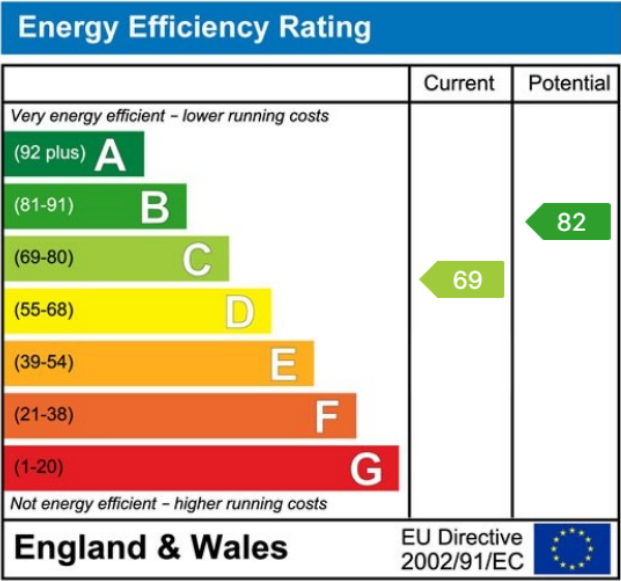








Measurements are approximate. Not to scale. Illustrative purposes only.  
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