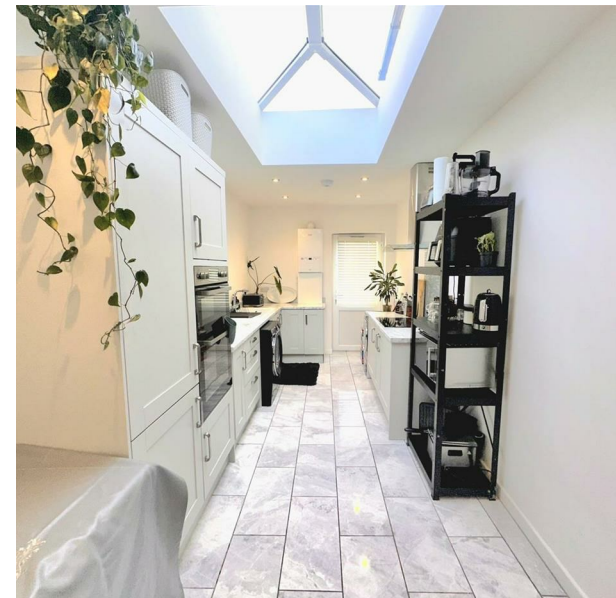


Throne Crescent, Rowley Regis, B65 9JD

Offers Around £309,950

Council Tax Band: C



Welcome to this magnificent detached house situated in a desirable neighbourhood. This property offers a harmonious blend of living areas, modern conveniences, and the exciting opportunity for future expansion, subject to obtaining the necessary planning permissions.

Upon entering the ground floor, via the hallway you will be greeted by a warm and inviting lounge area, perfect for relaxing and entertaining guests. Adjacent to the lounge, you'll find the well-appointed kitchen/diner, a true culinary haven benefiting of sky light giving that extra bright feeling.. Whether it's preparing a delicious meal or enjoying a casual dining experience with loved ones, this versatile space caters to all your culinary needs. Additionally, a convenient downstairs shower room enhances the practicality and convenience of this floor.

As you make your way up to the first floor, you'll discover 2 double sized bedrooms and small bedroom. Each bedroom offers ample space for comfortable living and personalization, allowing you to create a tranquil sanctuary tailored to your preferences. Completing the first floor is a tastefully designed bathroom, offering a place of relaxation and rejuvenation.

Stepping outside, the rear garden provides a private outdoor retreat where you can unwind and enjoy the beauty of nature. Whether it's hosting summer barbecues, cultivating a garden, or simply basking in the sun, this charming space is an idyllic escape from the bustle of everyday life.

To the front of the house, the house benefits of large drive.

One of the standout features of this property is the land to the side of the house, which presents an exciting opportunity for expansion, subject to obtaining the necessary planning permissions. With the potential to extend, you can truly customize and maximize the living space, tailoring it to suit your unique vision and lifestyle.

Conveniently located within reach of local amenities, schools, and transport links, this delightful detached house co



Open House Edgbaston



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	