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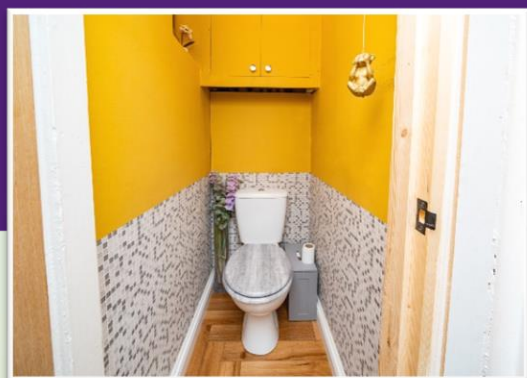
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81 Rowan Rise
Kingswinford

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81 Rowan Rise, Kingswinford DY6 8EA

A beautifully presented 3 Bedroom semi-detached family home, featuring a spacious Lounge at the front, Large Kitchen/Diner, Play Room/Home Office and 3 well proportioned Bedrooms. With its stylish design this property offers a fantastic opportunity that shouldn't be missed – early viewing is essential!

Rowan Rise is conveniently located in popular address with a range of amenities just a short walk away, being in the catchment area for a number of good primary and secondary schools and public transport links on the doorstep.

With gas central heating, UPVC double glazing throughout and accommodation comprising; Porch, Reception Hall, Lounge, Breakfast/Kitchen, Play Room/Home Office, WC, Landing, 3 bedrooms, Shower Room and rear Garden.

OVERALL A DECEPTIVE AND TRULY GREAT FAMILY HOME IN AN IDEAL LOCATION.
INTERNAL INSPECTION ADVISED!

On approach to the property, there is a tarmac driveway which provides off road parking and steps leading up to the front door.

On entrance to the property, the Reception Hall has stairs to first floor Landing and doors to;

The generous sized Lounge is located at the front and features built in cupboards either side of the chimney breast. The Kitchen/Diner is located at the rear and is fitted with a range of white shaker style wall and base cupboards, worktops that incorporate an inset sink and drainer, extractor hood, space for appliances and tiled walls. There is a door leading into the Play Room/Home Office.

The Play Room/Home Office has a door to stylishly fitted WC and understairs storage, also there are French doors leading out the rear Garden, electric fire, spotlights and a further door leading out to the front.

The 1st floor Landing has loft access, airing cupboard and doors to;
There are 3 good sized Bedrooms, of which Bedroom 1 and 2 are doubles. The modern Shower Room is fitted with a white suite which comprises; wc, hand basin with concealed unit and storage below, shower cubical, tiled walls and flooring, vertical radiator, hand rail and spotlights.

Externally, the rear Garden enjoys a paved patio with lawn beyond, a paved path to the side, garden shed and decked seating area with a pergola over. Throughout the Garden there are mature shrubs and planting and an outside water tap.

Tenure: Freehold.

Council Tax Band: B

Construction: Brick with pitched tiled roof. Services: All main services are connected. Broadband/Mobile Coverage: visit: <https://checker.ofcom.org.uk/en-gb/broadband-coverage>.

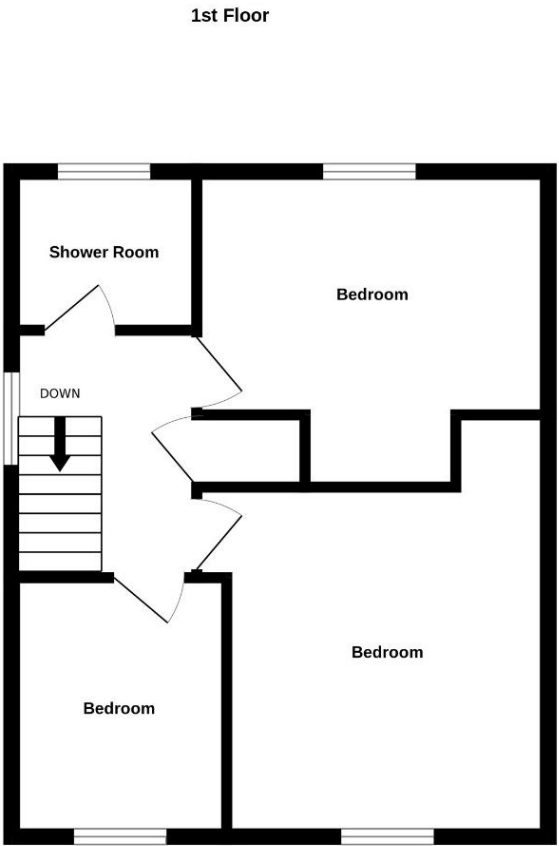
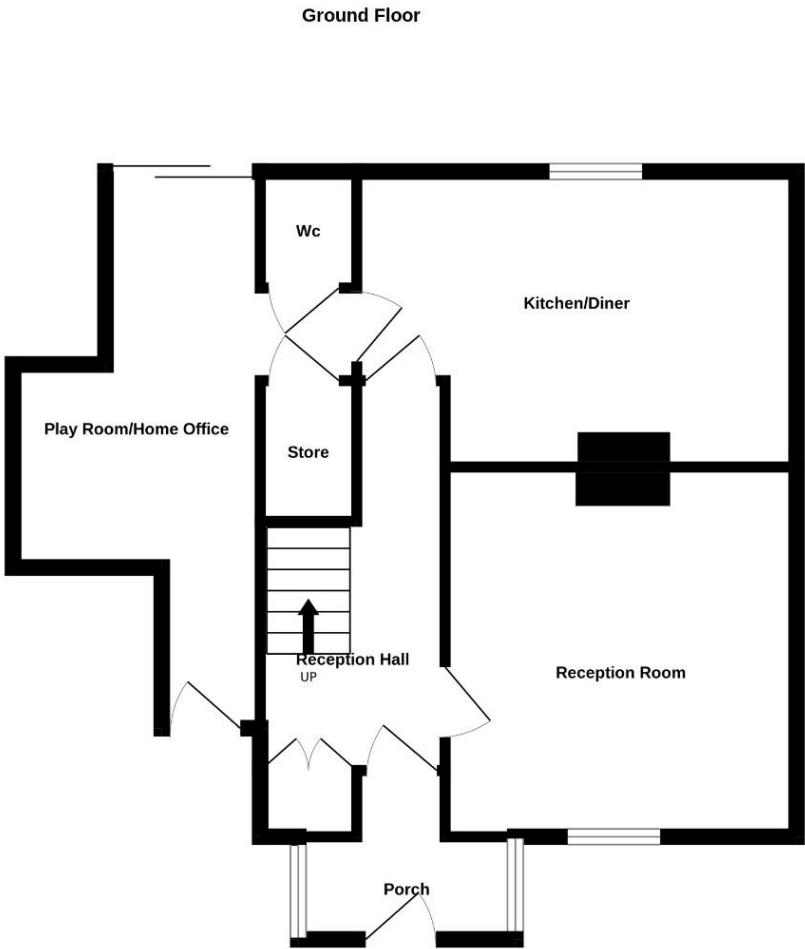


FLOOR PLANS

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Measurements:

- Kitchen/diner: 4.9m x 3.2m
- Reception Room: 3.9m x 3.2
- Play Room/ Home Office: 6.8m x 2.7m
- W.C : 1.0m x 0.7m
- Shower Room: 1.9m 1.6m
- Bedroom 1: 4.4m x 3.7m
- Bedroom 2: 3.7m x 3.2m
- Bedroom 3: 3.0m x 2.2m





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Important: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property. We commonly receive referral fees from specialist service partners – an outline of these can be found on <https://www.leeshaw.com/downloads/referral-fees.pdf>

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