



Taylors

ROWLEY REGIS, Boundary Avenue

Offers Over £299,950

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- Super extended semi detached house
- Convenient established cul de sac
- Well placed for Rowley train station and Motorway network
- Splendid Dining Kitchen with Log burner
- Quartz worksurfacing, integral appliances and bi-folding doors
- Lounge with log burner
- Useful Office/Study
- Fashionable Bathroom with shower
- John Lewis shutter blinds to majority of windows
- Delightful good size rear garden

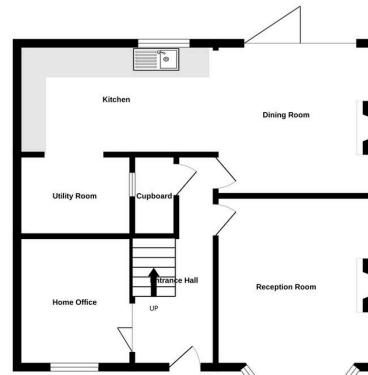


An EXTENDED and FASHIONABLEY IMPROVED, CHAIN FREE, semi detached in this convenient cul de sac. Having gas central heating and PVC double glazed windows [the majority having John Lewis fitted shutter blinds]. Quiet cul-de-sac, conveniently close to Rowley Regis station, with trains to Birmingham Snow Hill (around 15 minutes) and an early-morning direct service to London Marylebone. Timings are indicative and may be subject to change by the train operator. All main services connected. Tenure Freehold, Council Tax Band B. EPC D, Broadband/Mobile-coverage: <https://checker.ofcom.org.uk/en-gb/broadband-coverage>. Construction traditional, walls rendered, pitched tiled roof, part flat. Long term flood risk, surface water very low, rivers very low. Entrance Hall Cloakstore off, Office/Study - 3m x 1.93m (9'10" x 6'4") Having PVC double glazed window with French style shutter blinds, Lounge - 3.86m x 3.43m (12'8"into bay x 11'3") Having double glazed bay window again with similar shutter blinds, fireplace with LOG BURNER, Dining Kitchen - 7.52m x 3.3m (24'8"max x 10'10"max) Being L shaped and comprising, Dining Area Again having fireplace with LOG BURNER, attractive shelving to either side. Wide bi-folding doors opening onto the garden, Kitchen Area Superbly fitted with an attractive range of units with QUARTZ worksurfacing having inset sink, integral oven, induction hob and cooker hood, integral fridge and dishwasher, range of matching wall cupboards, Utility With fitted units, plumbing for washer and Worcester central heating boiler, Landing Having access to loft with ladder, boarding and light, Bedroom One - 4.01m x 3.23m (13'2"into bay x 10'7") Having bay window with shutter blinds, Bedroom Two - 3.45m x 3.2m (11'4" x 10'6") Again having double glazed window with shutter blinds, Bedroom Three - 2.18m x 1.85m (7'2" x 6'1"), Bathroom - 2.08m x 1.6m (6'10" x 5'3") With fashionable wall tiling, panel bath with both overhead and handheld showers above, handbasin and WC, ceiling lighting and double glazed window with shutter blind, Front Garden Providing parking for several cars, Rear garden having wide patio with tap, further sitting area, feature pond, lawn and access through trellising to further garden with Shed and raised vegetable beds.

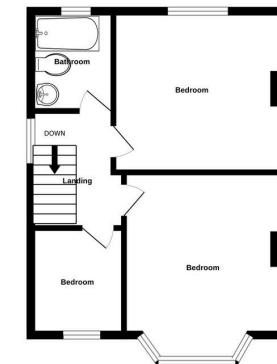




Ground Floor

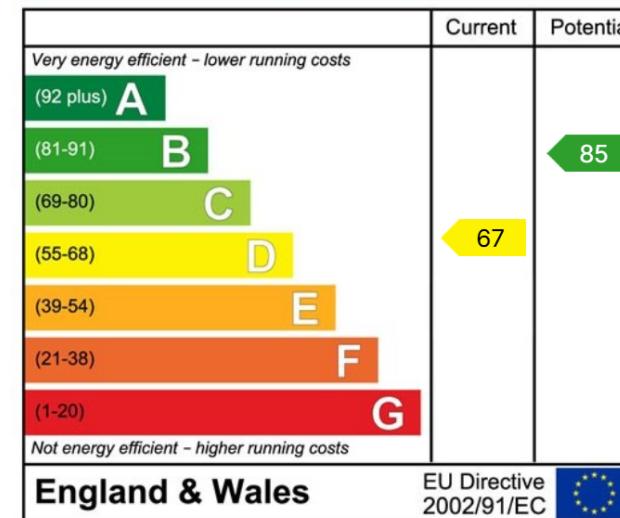


1st Floor



Measurements are approximate. Not to scale. Illustrative purposes only.
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Energy Efficiency Rating



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