



Taylors

ROWLEY REGIS, Gorsty Hill Road

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- Traditional semi detached home
- Superb views to the front
- Parking to the rear (Solicitors to confirm access)
- Double glazing and gas central heating
- No upward chain
- Well presented throughout
- Lovely rear garden
- Ground floor cloakroom and first floor bathroom
- Extended kitchen diner
- Popular and convenient location



A beautifully presented and thoughtfully extended traditional semi detached home, enjoying superb views towards Clent and the surrounding countryside and offered to the market with NO UPWARD CHAIN.

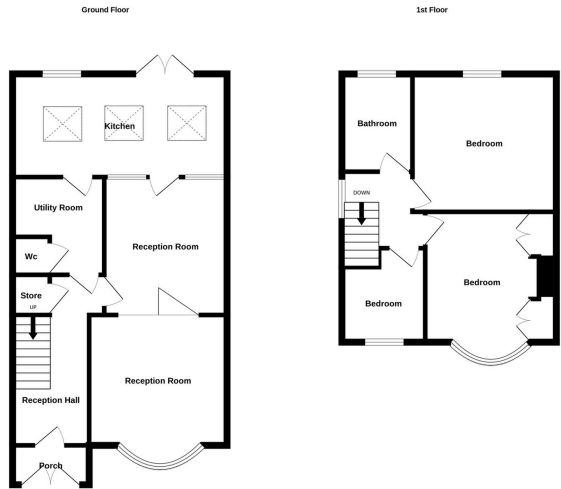
The property benefits from double glazing and gas central heating and provides well proportioned accommodation arranged over two floors. The ground floor comprises an entrance porch, welcoming reception hall, spacious living/dining room, useful utility room, convenient cloakroom with WC, and a well appointed kitchen. To the first floor, there is a landing providing access to three bedrooms and a family bathroom.

Externally, the property benefits from a fore garden, an attractive rear garden and rear parking, providing both outdoor space and convenient parking (Solicitors to confirm access).

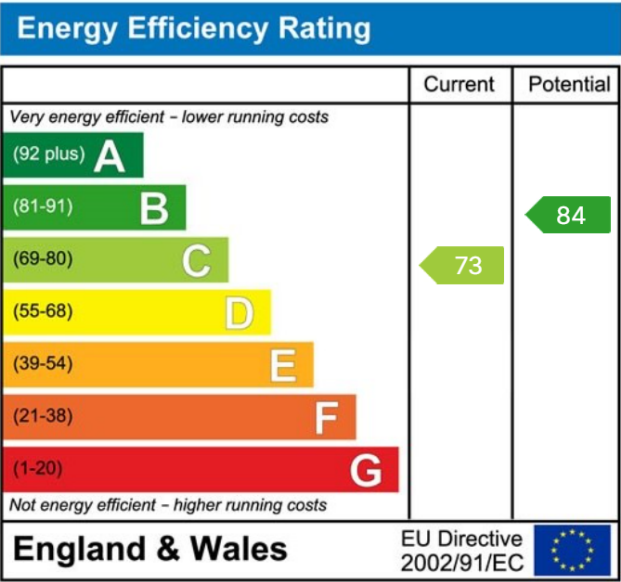
All main services connected. Tenure Freehold. Council tax band B. EPC C. Broadband/mobile coverage: <https://checker.ofcom.org.uk/en-gb/broadband-coverage>. Construction walls brick (Part vertical hanging tiles to front bay), tiled roof. Long term flood risk, surface water and rivers very low.

Porch, Hall, Living area - 4.01m x 3.48m (13'2" x 11'5"), **Dining area** - 3.48m x 3.17m (11'5" x 10'5"), **Cloakroom with w/c** - 1.17m x 1.07m (3'10" x 3'6"), **Utility Room** - 2.51m x 2.34m (8'3" x 7'8"), **Kitchen** - 4.95m x 2.64m (16'3" x 8'8"), **First floor landing, Bathroom** - 2.46m x 1.78m (8'1" x 5'10"), **Bedroom One** - 3.96m x 3.35m (13'0" x 11'0"), **Bedroom Two** - 3.71m x 3.53m (12'2" x 11'7"), **Bedroom Three** - 2.46m x 2.16m (8'1" x 7'1"), **Fore garden, Rear garden, Rear parking.**





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