



Connells

Portway Road
Rowley Regis

Portway Road Rowley Regis B65 9DS

for sale offers over
£390,000



Property Description

Situated on the sought-after Portway Road in Rowley Regis, this spacious and well-maintained four-bedroom detached residence offers generous living accommodation throughout, making it an ideal home for growing families.

The property is presented in lovely condition and benefits from bright, versatile living spaces designed for modern family life. Upon entering, you are welcomed by a spacious entrance hallway leading to a comfortable lounge, perfect for relaxing and entertaining along with a separate dining room. There is a study which is ideal for those working from home or as a play room.

The well-appointed kitchen provides ample storage and workspace, with plenty of room for family dining and social gatherings.

To the rear, the property enjoys a beautifully maintained garden offering an excellent outdoor space for children to play, summer entertaining, or simply unwinding in a private setting.

The first floor comprises four well-proportioned bedrooms, providing flexible accommodation for families, home working, or guest rooms. A modern family bathroom serves the bedrooms, while the overall layout offers practicality and comfort throughout.

The master bedroom benefits from an en suite.

Externally, the property benefits from off-road parking via a private driveway and enjoys an attractive position.

Call the sales team today on 0121-552-2671 to arrange your viewing.

Entrance Hall

Wc

double glazed window, wc, wash hand basin and wall mounted radiator.

Lounge

16' 3" into bay x 11' 11" plus recess (4.95m into bay x 3.63m plus recess)

Double glazed bay window, two wall mounted radiators.

Dining Room

10' 3" x 9' into bay (3.12m x 2.74m into bay)

Double glazed window and wall mounted radiator.

Study

9' 3" x 8' 2" max (2.82m x 2.49m max)

Double glazed window and wall mounted radiator.

Kitchen

15' 8" x 11' (4.78m x 3.35m)

Having double glazed window and doors to the rear garden. Ample storage space with wall and base units. Sink/drain, integral double oven, gas hob and cooker hood. Wall mounted radiator.

Utility

5' 6" x 6' (1.68m x 1.83m)

Having wall mounted radiator. Drainer sink, recess for washer and further appliance. Also having double glazed door and window to outside.

Landing

Access to partly boarded loft, airing cupboard with ample storage space and wall mounted radiator.

Bedroom One

14' 7" x 9' 5" (4.45m x 2.87m)

Two double glazed windows, wall mounted radiator and door leading to En Suite.

En Suite

Double glazed window, wc, wash hand basin, shower cubicle and wall mounted radiator.

Bedroom Two

11' 2" x 10' 2" max (3.40m x 3.10m max)

Having double glazed window, fitted wardrobes and wall mounted radiator.

Bedroom Three

10' 8" x 9' (3.25m x 2.74m)

Double glazed window, wall mounted radiator and fitted wardrobes.

Bedroom Four

11' x 6' Plus recess (3.35m x 1.83m Plus recess)

Bathroom

having double glazed window, bath with waterfall shower above, wash hand basin with vanity unit, low level wc and wall mounted towel radiator.

Garage

With door to the rear, loft space and electric providing lighting.

Rear Garden

The garden has lawn to the rear and decking area to the front with layers steps leading to a pergola, ideal for family entertaining. Outside garden tap.

Front Garden

Large driveway to the front of the property.

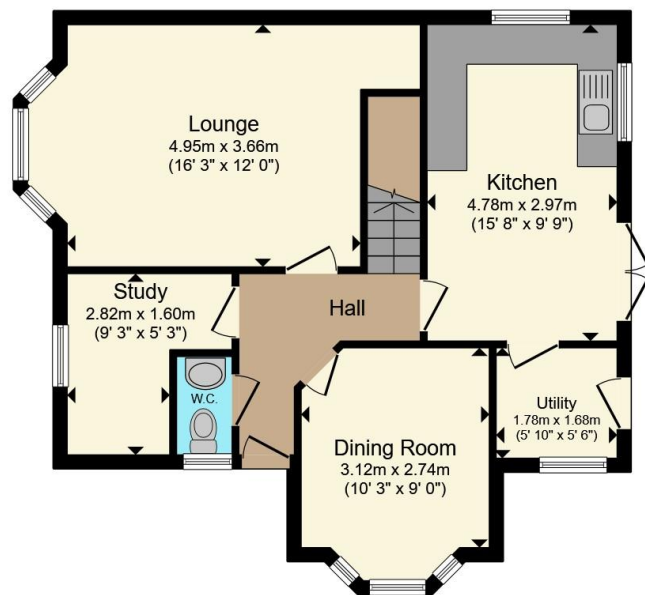
Agents Note

Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks.









Ground Floor



First Floor

Total floor area 117.8 m² (1,268 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells

To view this property please contact Connells on

T 0121 552 2671
E oldbury@connells.co.uk

70-76 Birmingham Street
OLDBURY B69 4EB

EPC Rating: C Council Tax
Band: D

Tenure: Freehold

view this property online connells.co.uk/Property/OLD312912



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: OLD312912 - 0007