



**Taylor's**

## Sidaway Close, ROWLEY REGIS

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- Two bedroom detached home
- Ample off road parking
- Good size reception room with additional double glazed conservatory
- Well respected location
- Good size garage
- Majority double glazing and gas central heating
- Council tax band C
- Established rear garden



A well presented detached home offering two bedrooms and a good size garage, positioned within a highly regarded cul de sac location. The property benefits from majority double glazing and gas central heating. The accommodation comprises an entrance hall leading to the living room, which provides a comfortable reception space with access through to the kitchen. The kitchen offers a practical layout with a range of fitted units and leads into the conservatory, creating an additional reception area overlooking the rear garden. To the first floor, the landing gives access to two bedrooms and the family bathroom. Both bedrooms are well proportioned, and the bathroom is fitted. Externally, the property offers off road parking to the front together with access to a good size garage. To the rear, there is an enclosed rear garden..

All main services connected. Tenure Freehold. Council Tax Band C. EPC D. Broadband/mobile coverage: <https://checker.ofcom.org.uk/en-gb/broadband-coverage>. Construction - brick walls, tiled roof and flat roof to garage. Flood risk - Very Low.

### Hall

**Living Room** - 4.83m x 3.25m (15'10" x 10'8")

**Kitchen** - 4.22m x 2.44m (13'10" x 8'0")

**Conservatory** - 3.3m x 2.74m (10'10" x 9'0")

**Garage** - 6.78m x 3.28m (22'3" x 10'9")

### First floor landing

**Bedroom One** - 3.71m x 3.63m (12'2" max x 11'11" max onto wardrobe)

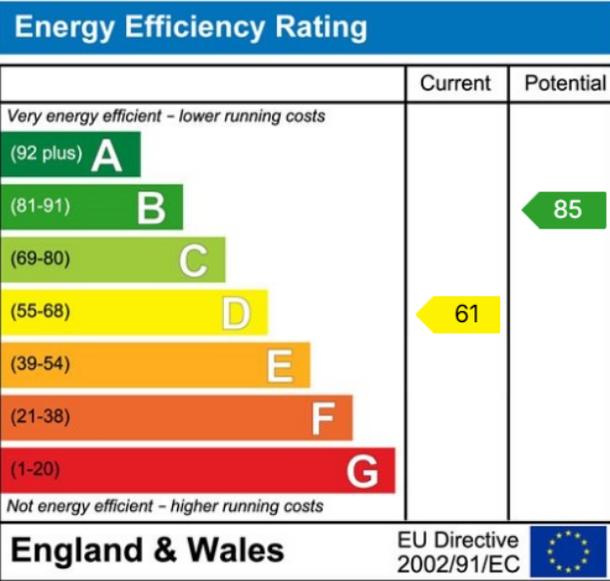
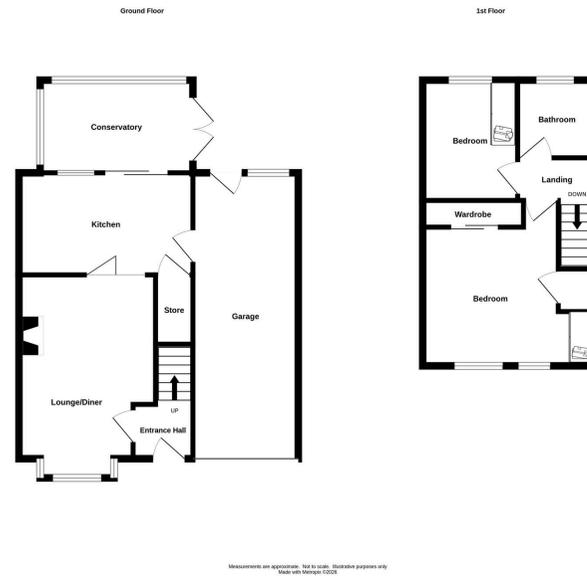
**Bedroom Two** - 2.82m x 2.29m (9'3" x 7'6")

**Bathroom** - 1.93m x 1.8m (6'4" x 5'11")

**Off road parking**

**Rear garden**





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