Bloore King & Kavanagh
Sales & Lettings









**99 Ross**

Rowley Regis, B65 8DY

**Offers Over £400,000**

## Property Description
A superbly well presented four bedroomed detached family home, being positioned on a private road off Ross but still within close proximity to local amenities and frequent transport links.

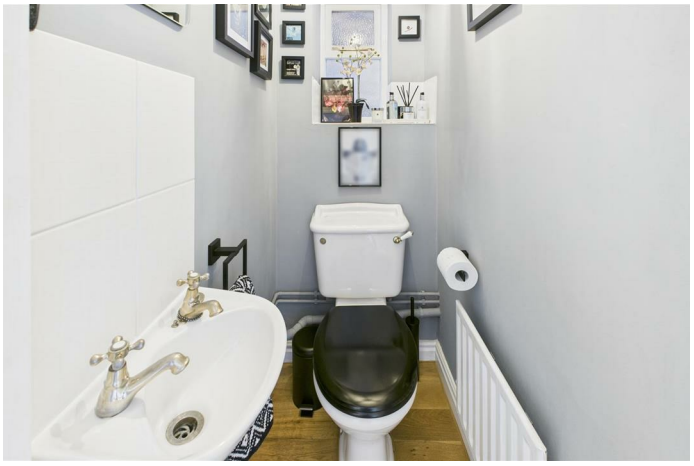
Offering a contemporary modern feel throughout, the property is briefly comprising of; entrance hall, dining room, lounge, fitted kitchen, downstairs WC, integral garage, master bedroom with an en-suite shower room, three further bedrooms and a family bathroom. Gas centrally heated and double glazed throughout.

Ample off road parking is available to the front of the property and the rear is well maintained throughout, offering a piece of serenity. Viewing is essential to fully appreciate this fantastic family home.
EPC - TBA - CT Band - E



## Location
Rowley Regis is located on the outskirts of Halesowen and Oldbury and is a popular location for commuters to Birmingham. The local motorway links are within easy reach and the area has great bus and rail links with Rowley Regis train station servicing Birmingham City Centre and Stourbridge Junction.

## Entrance Hall
Security alarm system fitted controls installed. Tiled floor. Door into:



## Dining Room
Hardwood Oak flooring throughout with window to front. Coving. Stairs to first floor accommodation with under stairs recess with a fitted desk and shelving installed. An ideal space if you're working from home. Doors to lounge, fitted kitchen, downstairs WC and garage.

## Lounge
Hardwood Oak flooring throughout. Electric fire installed with marble surround. Coving. French patio doors opening to the rear of the property.



## Fitted Kitchen
A contemporary range of eye level and base units incorporating: 1 1/2 ceramic sink and drainer unit, a built in double electric oven and grill with a four ring electric hob and fitted extractor hood over and a built in dishwasher. Recess under kitchen worktops providing ample space for a breakfast bar. Partly tiled walls and Hardwood Oak flooring. Window to side rear and side stable door offering access to the side of the property

## Downstairs Wc
Two piece suite comprising low level flush WC and pedestal wash hand basin. Window to side.

## Garage
Up and over door to front. Power/light installed. Rear access available into open dining room. Plumbing for a washer installed and housing boiler on side wall. Ideal for storage purposes.



## Landing
Loft access available via attic ladder to a large, mostly floor boarded loft. Window to side. Built in airing cupboard housing hot water tank. Doors to all bedrooms and family bathroom.

## Master Bedroom
Window to rear. Fitted wardrobes with mirrored sliding doors, internally fitted out to include five drawer unit, shelving and clothes rails. Fitted dressing table also included. Door into:

**En-suite Shower Room**
Three piece suite comprising; separate double shower cubicle with an electric shower unit installed, pedestal wash hand basin and low level flush WC. Heated towel rail. Window to side. Fully tiled walls and floors.

**Bedroom Two**
Window to rear.

**Bedroom Three**
Window to front.

**Bedroom Four**
Window to front.

**Family Bathroom**
Three piece suite comprising; bath with mixer shower unit over, pedestal wash hand basin and low level flush WC. Window to side. Partly tiled walls and tiled flooring.

**Rear of the Property**
Paved dining patio area with side access available. Leading to focal central main garden laid to Astroturf with decorative boarder edging, and built in brick BBQ area. Step leads up to another smaller outside dining space with raised mature planted well-maintained boarder adjacent.

**Freehold**
We are advised by the vendor that the property is freehold. Bloore King and Kavanagh would stress that we have not checked the legal documents to verify the status of the property. A buyer is advised to obtain verification from their solicitor or surveyor.

**Brochure Declaration**
FIXTURES AND FITTINGS: Only those items specifically mentioned in these sales particulars are included within the sale price. However, the fitted carpets, curtains, light fittings and other items (if any), whilst not included, are negotiable. B K and K have NOT tested any apparatus, equipment, fixture or fitting and so cannot verify they are in working order or fit for their purpose. The buyers are advised to obtain verification from their solicitor or surveyor. CONSUMER PROTECTION REGULATIONS 2008: These particulars have been prepared with care and approved by the vendors (where possible) as correct, but are intended as a guide to the property only, with measurements being approximate and usually the maximum size which may include alcoves, recesses or otherwise as described and you must NOT rely on them for any other purpose. The appearance of an item in any photograph does not mean that it forms part of the property or sale price. Always contact the appropriate branch for advice or confirmation on any points. PLANNING PERMISSION/ BUILDING REGULATIONS: Any reference to the property being extended, altered or converted in any way does not infer that planning permission or building regulations have been granted or applied for, nor do B K and K accept any responsibility for such not having been obtained. Prospective purchasers should always seek verification from their solicitor or surveyor on these aspects. REFERRAL FEES: We refer clients to a number of service providers for various reasons within the scope of our terms, in line with our business and with the client's permission (GDPR 2018). It is your decision whether you choose to deal with any of the companies we recommend however you should be aware that some of these companies provide Bloore King & Kavanagh with a referral fee for recommending them. Referral fees are a maximum of £175.









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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements