



Taylors

ROWLEY REGIS, Pear Tree Drive

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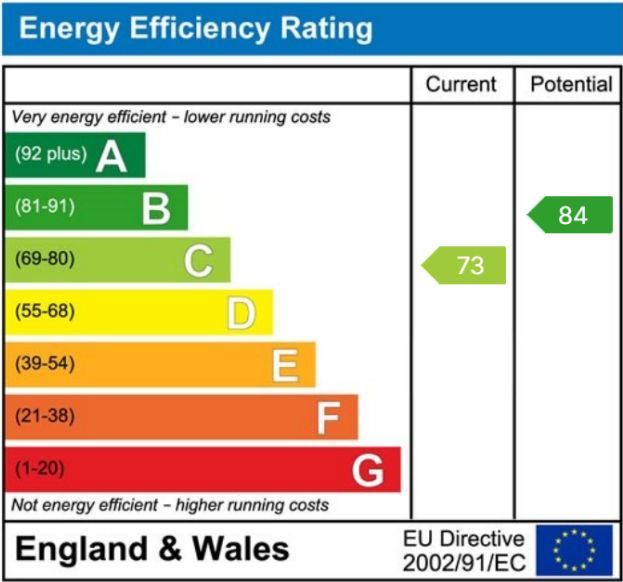
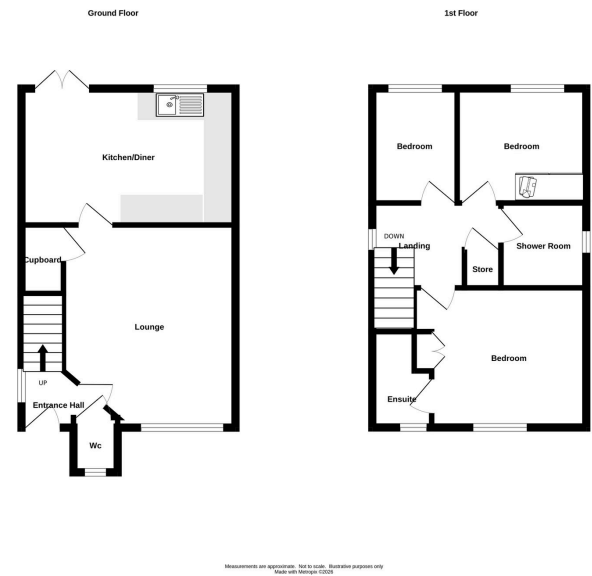
- Three bedroom detached
- Off road parking with accompanying garage
- Landscaped rear garden
- Stunning kitchen diner with integrated appliances
- Double glazing and gas central heating
- Bedroom One with en suite shower room
- Popular cul de sac location
- Convenient for local amenities and transport links
- Council tax band C
- Ground floor cloakroom with w/c



Ideally positioned at the head of a quiet cul de sac, this modern three bedroom detached house provides well planned accommodation arranged over two floors, together with a garage, off-road parking and a landscaped rear garden. The property benefits from gas central heating and double glazing. The accommodation comprises an entrance hall with access to the ground floor cloakroom, a living room and a kitchen/diner with a range of fitted units and integrated oven and hob. To the first floor, there is a landing providing access to three bedrooms and the family shower room, with the master bedroom benefiting from its own en suite shower room. Outside, the property has a garage and off road parking, while the rear garden has been landscaped to provide an enclosed outdoor space. All main services connected. Tenure Freehold. Council Tax Band C. EPC C. Broadband/mobile coverage:<https://checker.ofcom.org.uk/en-gb/broadband-coverage>. Construction brick & tiled roof. Long term flood risk, surface water - very low, rivers - very low.

Hall, Cloakroom - 1.73m x 0.99m (5'8" x 3'3"), **Living Room** - 4.44m x 3.81m (14'7" x 12'6"), **Kitchen Diner** - 4.8m x 2.97m (15'9" x 9'9"), **First floor landing, Bedroom One** - 3.81m x 2.97m (12'6" x 9'9"), **En suite shower room** - 2.18m x 1.35m (7'2" x 4'5"), **Bedroom Two** - 2.84m x 2.51m (9'4" x 8'3"), **Bedroom Three** - 2.54m x 1.88m (8'4" x 6'2"), **Shower Room** - 1.85m x 1.8m (6'1" x 5'11"), **Rear garden, Off road parking, Garage** - 5.38m x 2.69m (17'8" x 8'10")





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