

for sale

offers in the region of **£450,000**



Severn Rise ROWLEY REGIS B65 8BQ

We are proud to present this beautifully appointed four-bedroom, three storey detached family home, ideally located in a sought-after area of Rowley Regis, and offered to the market with NO UPWARD CHAIN. Offering generous and versatile accommodation throughout, this impressive property is perfect for modern family living. Briefly comprising: entrance hall, downstairs W.C, open-plan kitchen/dining area, study, utility room, lounge with large balcony, four bedrooms, two en-suites, family bathroom, pleasant rear garden, driveway with carport and garage.

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Approach

The property has a tidy front garden with established shrubs, steps up to front door opening to entrance hall. Electric door opening to driveway with carport over, leading to further up and over door opening to garage and gated access to the rear garden.

Entrance Hall

Wood flooring, central heating radiator, stairs up to first floor landing, doors leading to:

Study

Wood flooring, central heating radiator, double glazed window to front elevation.

Downstairs W.C

Low level W.C, pedestal wash hand basin, central heating radiator, double glazed obscured window side elevation.

Utility Room

Wall and base units with work surfaces over, space and plumbing for appliances, double glazed window to side elevation.

Open-Plan Kitchen/Dining Room

A stunning open-plan kitchen/dining room. Kitchen fitted with a range of wall and base units with work surfaces over, one and a half stainless steel sink and drainer, integrated double oven, integrated fridge/freezer, space for American fridge/freezer, integrated wine fridge, induction hob and built in extractor, integrated dishwasher, central island, tiled flooring, spotlights to ceiling, two double glazed windows to side elevation.

Dining room:

Wood effect flooring, two central heating radiators, two double glazed windows to side elevations, double glazed French doors opening to rear garden.

First Floor Landing

Airing cupboard, double glazed window to front elevation, double glazed window to rear elevation, central heating radiator, stairs to second floor landing, doors to:

Lounge

Central heating radiator, wood flooring, double glazed window to front elevation, double glazed French doors opening to:

Impressive Terrace

A unique and impressive terrace with decking and seating area.



Bedroom Two

Built in wardrobe, central heating radiator, double glazed window to front elevation.

En-Suite

Shower cubicle, low level W.C, wash hand basin, extractor, central heating radiator, double glazed obscured window to rear elevation.

Second Floor Landing

Loft access, doors to:

Bedroom One

Two built in wardrobes, double glazed window to front elevation.

En-Suite

Shower cubicle, low level W.C, vanity wash hand basin, heated towel rail, tiled walls, double glazed obscured window to rear elevation.

Bedroom Three

Central heating radiator, built in wardrobe, two double glazed windows to front elevation.

Bedroom Four

Central heating radiator, built in wardrobe, double glazed window to rear elevation.

Family Bathroom

Free standing bath and mixer shower, wash hand basin, low level W.C, heated towel rail, tiled walls and flooring, double glazed obscured window to rear elevation.

Garage

Up and over, garage fitted with lighting and electrics.

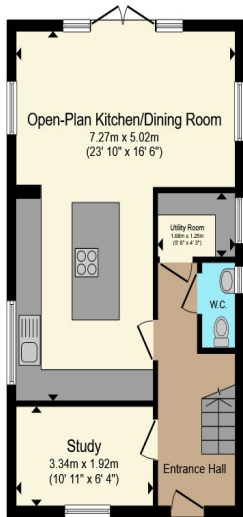
Pleasant Rear Garden

Patio area with lawn beyond, timber shed, well established shrubs and plants, gated access to driveway and garage, wall and fencing to borders.

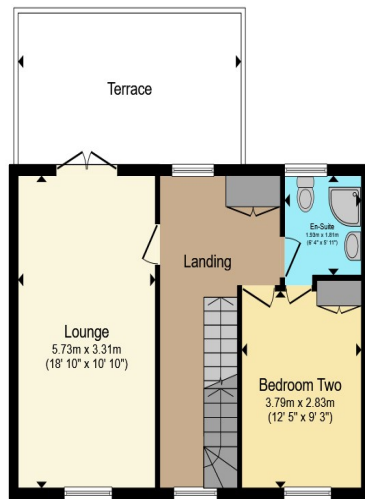
Agent Notes

The property is fitted with CCTV and the loft is partly boarded.

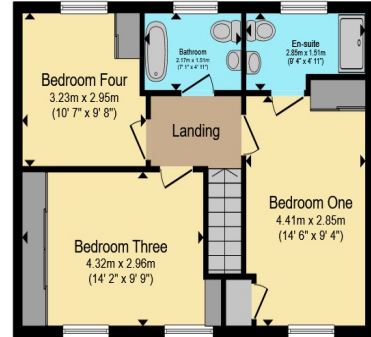




Ground Floor



First Floor



Second Floor

Total floor area 146.0 m² (1,572 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



To view this property please contact Connells on

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Property Ref: HSW316642 - 0004

Tenure:Freehold EPC Rating: C

Council Tax Band: E

view this property online
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