



Connells

Bill Thomas Way
ROWLEY REGIS



Property Description

This stunning four-bedroom detached property is the quintessential family home, offering a perfect blend of contemporary style and practical living spaces. Meticulously finished throughout, the residence boasts a bright and welcoming atmosphere, ideal for modern family life.

The heart of the home is the expansive open-plan kitchen/diner, a true centrepiece designed for both daily meals and large-scale hosting. Complementing this space is a separate utility room, keeping laundry and household tasks neatly out of sight. Practicality is further enhanced by a convenient downstairs WC located off the main hallway.

Upstairs, the property features four well-proportioned bedrooms. The master suite serves as a private retreat, complete with a modern en-suite shower room. The remaining bedrooms are served by a stylish family bathroom, finished with elegant fixtures to create a serene environment.

The exterior is as impressive as the interior, featuring a manicured and landscaped rear garden. This outdoor oasis is perfectly designed for entertaining, with dedicated lawn and patio areas ideal for alfresco dining. To the front, the property offers excellent kerb appeal with a driveway providing ample off-street parking, leading to a secure garage.

Entrance Hall

Door to front, wall mounted radiator and stairs to upper floor.

W.C

Wash hand basin, low level WC, wall mounted radiator and double glazed window.

Lounge

15' x 10' 11" (4.57m x 3.33m)
Double glazed window to rear and wall mounted radiator.

Kitchen

11' 3" x 11' 3" (3.43m x 3.43m)
Wall and base units, double glazed patio door to rear, integrated fridge/freezer, sink/drain, oven/gas and double glazed window to rear.

Pantry

9' 2" x 7' 7" (2.79m x 2.31m)
Double glazed window to side, wall and base units and wall mounted radiator.

Utility Room

7' 8" x 6' 1" (2.34m x 1.85m)
Wall and base units, double glazed door to rear and sink/drain.

Landing

Storage cupboard, loft access, wall mounted radiator and doors leading to various rooms:

Bedroom One

13' 7" x 10' 11" (4.14m x 3.33m)

Double glazed window to front and wall mounted radiator.

En-Suite

Double glazed window, double shower, wash hand basin/low level WC, W.C and heated towel rail.

Bedroom Two

Double glazed window to rear and wall mounted radiator.

Bedroom Three

12' 3" x 8' 3" max (3.73m x 2.51m max)

Double glazed window to rear and wall mounted radiator.

Bedroom Four

12' 5" x 9' 5" max (3.78m x 2.87m max)

Double glazed window to front and wall mounted radiator.

Bathroom

Bath with shower over, wash hand basin, low level WC, Ex. fan, heated towel rail and frosted glass double glazed window.

Rear Garden

Front Of Property

Driveway to the front for two vehicles.

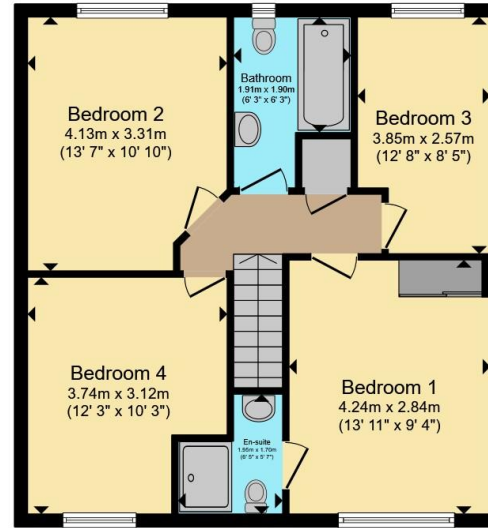








Ground Floor



First Floor

Total floor area 129.5 m² (1,394 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



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70-76 Birmingham Street
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EPC Rating: B Council Tax
 Band: D

Tenure: Freehold

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