

for sale

offers in the region of **£310,000**



Glaslyn Avenue Rowley Regis B65 8EG

A four bedroom family home in a popular cul-de-sac location close to transport links, shops and other local amenities. Benefitting from spacious and versatile accommodation throughout and allocated parking, this property is perfect for families looking to move to the Rowley Regis area. Briefly comprising: hallway, utility room, study/bedroom, Jack & Jill en-suite, three other bedrooms, lounge/dining room, kitchen, family bathroom, en-suite to master. Viewing is highly recommended to appreciate the accommodation on offer.

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Approach

The property has a driveway to the front, there are steps up to the front door opening to:

Hallway

Central heating radiator, stairs up to first floor accommodation, double glazed window to side elevation, two storage cupboards, doors to:

Bedroom Three

Central heating radiator, wood effect flooring, double glazed window to front elevation, door to:

Jack & Jill Bathroom

Low level W.C, pedestal wash hand basin, shower cubicle, tiled flooring, part tiled walls, extractor.

Study/Bedroom Four

Central heating radiator, wood effect flooring, double glazed French doors opening to rear garden.

Utility Room

Fitted with wall and base units with work surfaces over, central heating radiator, boiler, space and plumbing for appliances, door to rear garden.

First Floor Landing

Double glazed window to side elevation, stairs up to second floor accommodation, doors to:

Lounge/Dining Room

Wood effect flooring, central heating radiator, space for dining table, double glazed window to front elevation, double glazed French doors with Juliet balcony.

Kitchen

Fitted with a range of wall and base units with work surfaces over, one and a half sink and drainer, integrated oven, electric hob, extractor over, space and plumbing for appliances, two double glazed windows to rear elevation, part tiled walls.



Second Floor Landing

Central heating radiator, loft hatch, doors to:

Bedroom One

Wood effect flooring, central heating radiator, two double glazed window to front elevation, door to:

En-Suite

Pedestal wash hand basin, low level W.C, shower cubicle, part tiled walls, central heating radiator, extractor.

Bedroom Two

Central heating radiator, double glazed window to rear elevation.

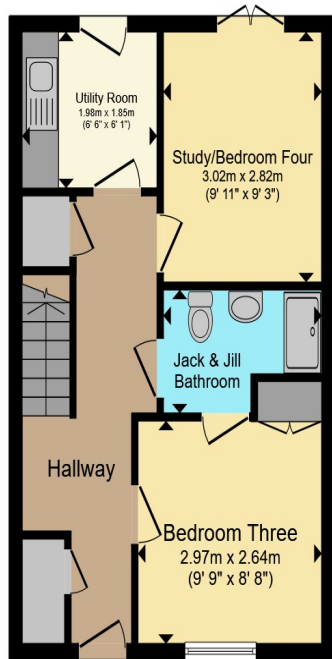
Family Bathroom

Bath with shower attachment, pedestal wash hand basin, low level W.C, central heating radiator, part tiled walls, double glazed obscured window to rear elevation.

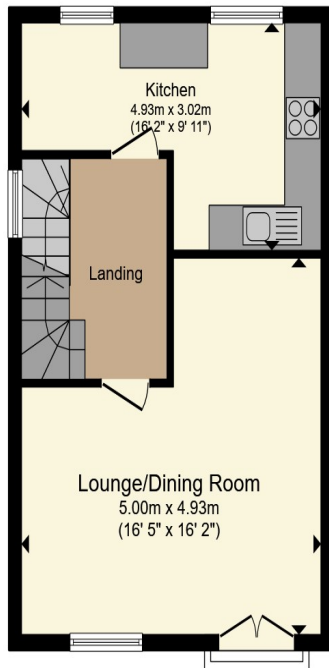
Rear Garden

A pleasant rear garden with large decking area with seating area, steps down to further lawn, well established shrubs.

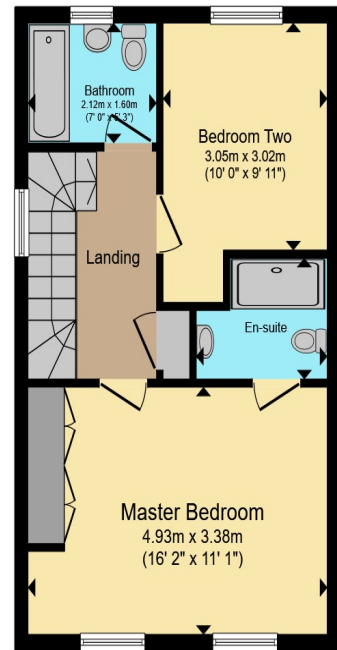




Ground Floor



First Floor



Second Floor

Total floor area 120.1 m² (1,293 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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Property Ref: HSW316721 - 0003

Tenure: Freehold EPC Rating: C

Council Tax Band: C

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