



Taylors

ROWLEY REGIS, Druids Avenue

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- Extended three/four bedroom home
- Well presented through out
- Ample off road parking
- Three reception rooms
- Owned solar panels
- Double glazing and gas central heating
- Extended rear reception room
- Low maintenance rear garden
- Modern refitted shower room
- Fitted kitchen with utility off

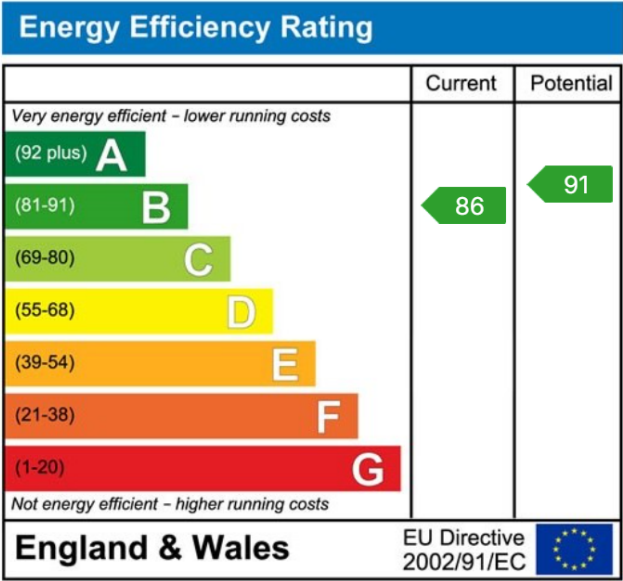


An extended four bedroom family home occupying a sought-after position within this established cul de sac, conveniently located close to a range of local amenities, schools and excellent transport links. The property benefits from double glazing and gas central heating throughout and offers spacious, versatile accommodation comprising an entrance hall, living room, dining room, fitted kitchen, utility room, and an extended rear reception room providing additional living space. A further ground floor bedroom, which could alternatively be utilised as a home office, playroom or reception room. To the first floor, the landing leads to three bedrooms and a modern shower room. Externally, the property features a low maintenance rear garden, ideal for outdoor entertaining, together with off road parking to the front.

All main services connected. Tenure Freehold. Council Tax Band C, EPC B-. Broadband/mobile coverage:<https://checker.ofcom.org.uk/en-gb/broadband-coverage>. Construction walls brick and tiled roof (Flat roof to side conversion). Long term flood risk, surface water - very low, rivers - very low.

Entrance Hall, Living Room - 5.21m x 3.91m (17'1" x 12'10"), **Dining area** - 3.3m x 2.39m (10'10" x 7'10"), **Kitchen** - 3.23m x 2.39m (10'7" x 7'10"), **Utility Room** - 3.2m x 2.26m (10'6" x 7'5"), **Extended rear reception room** - 3.45m x 2.77m (11'4" x 9'1"), **Bedroom Four/Home Office, First floor landing, Bedroom One** - 4.09m x 2.84m (13'5" x 9'4"), **Bedroom Two** - 3.58m x 2.13m (11'9" x 7'0"), **Bedroom Three** - 2.9m x 1.96m (9'6" x 6'5"), **Shower Room** - 2.57m x 1.65m (8'5" x 5'5"), **Off Road Parking, Low maintenance rear garden**





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