



# Bloore King & Kavanagh

Sales & Lettings



**1 Matthews Close**  
Rowley Regis, B65 0AW

**Asking Price £395,000**

## Property Description

Positioned in a corner plot within Matthews Close, a quiet cul-de-sac location, boasts this four bedroom detached property offering spacious living throughout.

Within walking distance to convenient amenities and transport links, this property is briefly comprising of; entrance hall, downstairs WC, front and rear reception rooms and a stylish fitted kitchen diner all being on the ground floor of the property. First floor accommodation comprises of; master bedroom with en-suite bathroom, three further double bedrooms and a family bathroom.

Benefitting also from a large private driveway to the front, ideal for off road parking for several cars, an integral garage and an enclosed rear garden. Call today to view immediately!!

EPC - C / CT Band - E

## Front of the Property

Tarmacked private driveway leading to access to the side and front of the property and into the integral garage. Front gardens available mainly laid to lawn.

## Entrance Hall

Herringbone flooring laid. Doors into downstairs WC, fitted kitchen diner and rear lounge. Opening into front dining room. Stairs to first floor accommodation.

## Downstairs WC

Window to front. Low level flush WC and pedestal wash hand basin installed.

## Dining Room

Window to front. Coving. Herringbone flooring laid.

## Spacious Lounge

Gas fire installed with wooden surround. Coving. Sliding patio door to rear access. Herringbone flooring laid.

## Fitted Kitchen Diner

A modern range of eye and low level units incorporating: 1 1/2 stainless steel sink with integrated draining grooves, recess for larger freestanding oven, integral dishwasher, plumbing for a washer and a large recess for a tall freestanding fridge freezer. Herringbone flooring laid. Window to rear and access via side patio door. Built in understairs pantry also available.

## Landing

Loft access available; partly boarded. Built in airing cupboard. Coving. Doors to all upstairs bedrooms and family bathroom.

## Master Bedroom

Window to front. Coving. Freestanding wardrobes available. Door into:

## En-suite Bathroom

Window to front. Three piece suite comprising; paneled bath with mains fed shower unit over, pedestal wash hand basin and low level flush WC. Partly tiled walls and vinyl flooring.

## Bedroom Two

Window to rear. Fitted wardrobes and drawer units. Coving.



### Bedroom Three

Window to front. Coving.

### Bedroom Four

Window to rear. Coving. Built in wardrobe space.

### Family Bathroom

Three piece suite comprising; paneled bath with mains fed shower unit over, pedestal wash hand basin and low level flush WC. Partly tiled walls and vinyl flooring. Window to rear.

### Rear of the Property

Rear garden mainly laid to lawn with decorative shrubbery on its borders throughout. Large rear shed split into both a studio/workshop and a small office and a separate, corner summer house under construction. Sufficient dining patio space available also. Side access available.

### Integral Garage

Power/light. Up and over electronic door to front. Side access also available. Housing Ideal Atlantic boiler.

### Freehold

We are advised by the vendor that the property is freehold. Bloore King and Kavanagh would stress that we have not checked the legal documents to verify the status of the property. A buyer is advised to obtain verification from their solicitor or surveyor.

### Brochure Declaration

**FIXTURES AND FITTINGS:** Only those items specifically mentioned in these sales particulars are included within the sale price. However, the fitted carpets, curtains, light fittings and other items (if any), whilst not included, are negotiable. B K and K have NOT tested any apparatus, equipment, fixture or fitting and so cannot verify they are in working order or fit for their purpose. The buyers are advised to obtain verification from their solicitor or surveyor. **CONSUMER PROTECTION REGULATIONS 2008:** These particulars have been prepared with care and approved by the vendors (where possible) as correct, but are intended as a guide to the property only, with measurements being approximate and usually the maximum size which may include alcoves, recesses or otherwise as described and you must NOT rely on them for any other purpose. The appearance of an item in any photograph does not mean that it forms part of the property or sale price. Always contact the appropriate branch for advice or confirmation on any points. **PLANNING PERMISSION/ BUILDING REGULATIONS:** Any reference to the property being extended, altered or converted in any way does not infer that planning permission or building regulations have been granted or applied for, nor do B K and K accept any responsibility for such not having been obtained. Prospective purchasers should always seek verification from their solicitor or surveyor on these aspects. **REFERRAL FEES:** We refer clients to a number of service providers for various reasons within the scope of our terms, in line with our business and with the client's permission (GDPR 2018). It is your decision whether you choose to deal with any of the companies we recommend however you should be aware that some of these companies provide Bloore King & Kavanagh with a referral fee for recommending them. Referral fees are a maximum of £175.





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