

for sale

offers in the region of **£375,000**



## Dudley Road Rowley Regis B65 8LB

A deceptively spacious four bedroom family home occupying a good sized corner plot. Extended and much improved, this delightful property has great sized bedrooms and benefits from a well-appointed bar/summerhouse the rear. Briefly comprising: porch, hallway, lounge, dining room, sitting room, re-fitted kitchen, utility, downstairs w.c, four good sized bedrooms, family bathroom, pleasant rear garden with access from the side, integral garage with block paved driveway to the front. Perfect for growing families and conveniently located for shops, schools and transport links, this property must be viewed to be appreciated.

# Dudley Road Rowley Regis B65 8LB

## Approach

The property occupies a corner plot and is approached via block paved driveway to the front leading to the porch. Electric up and over door to garage. Gates at the side giving access to the rear garden

## Porch

Double glazed doors open to the porch with useful storage cupboard, wood effect flooring and door to hallway

## Hallway

Wood effect flooring, stairs to first floor accommodation, central heating radiator and doors leading to:

## Lounge

16' 10" into bay x 12' 8" max ( 5.13m into bay x 3.86m max )

Double glazed bay window to front elevation, central heating radiator, spot lights to ceiling, gas fire with feature surround and coving to ceiling

## Dining Room

11' 4" x 9' 1" max ( 3.45m x 2.77m max )

Double glazed window to rear elevation, central heating radiator, coving to ceiling, under stairs storage cupboard, archway to sitting room and door to kitchen

## Sitting Room

10' 2" x 9' 6" ( 3.10m x 2.90m )

Double glazed patio doors opening to the rear garden, wood effect flooring, central heating radiator, coving to ceiling.

## Re-Fitted Kitchen

12' 5" x 8' 8" ( 3.78m x 2.64m )

Fitted with a range of wall and base units with work surfaces over, sink and drainer, gas hob with extractor over, integrated oven, integrated fridge/freezer, part tiling to walls, wood effect flooring, integrated dishwasher, door to garage, central heating radiator, double glazed window to rear elevation, door to utility room



## Utility

9' x 5' 2" ( 2.74m x 1.57m )

Double glazed door opening to the rear garden, double glazed obscured window to side elevation, wall and base units with work surfaces over, sink and drainer, plumbing for washing machine, space for appliances, cupboard housing ventral heating boiler, central heating radiator and door to w.c

## Downstairs W.C

Comprising: low level w.c, wash hand basin, double glazed obscured window to side elevation

## First Floor Landing

A spacious landing with access to loft space, double glazed window to front elevation, doors leading to:

## Bedroom One

12' 3" x 10' 9" plus wardrobes ( 3.73m x 3.28m plus wardrobes )

Double glazed window to front elevation with far reaching views, central heating radiator and built in wardrobes

## Bedroom Two

12' 6" x 12' max ( 3.81m x 3.66m max )

Double glazed window to rear elevation, central heating radiator, spot lights to ceiling, fitted wardrobes

## Bedroom Three

10' 10" x 9' 8" max plus wardrobes ( 3.30m x 2.95m max plus wardrobes )

Double glazed window to front elevation, central heating radiator, fitted sliding wardrobes

## Bedroom Four

12' x 11' 7" ( 3.66m x 3.53m )

Double glazed window to rear elevation, central heating radiator, fitted wardrobes, spot lights to ceiling

## Family Bathroom

Comprising: Bath with mixer taps over, shower cubicle, vanity wash hand basin, heated towel rail, low level w.c, tiled walls and floor, double glazed obscured window to rear elevation

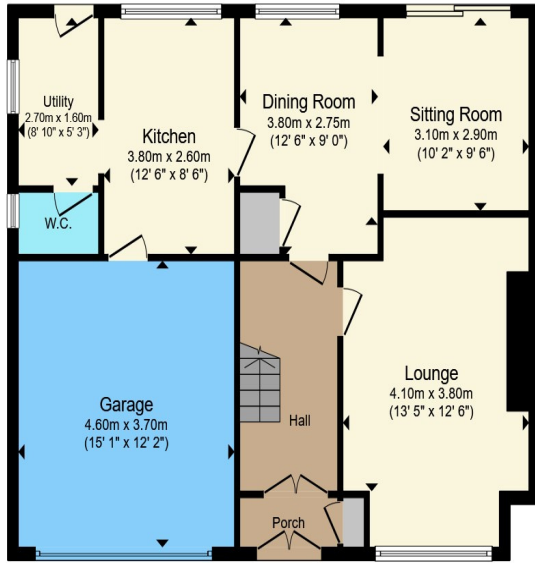
## Rear Garden

A pleasant rear garden perfect for families and entertaining with block paved patio area, lawn beyond, pathway to the rear with further patio, raised planting, fencing to borders, gate to side, door to summerhouse/bar, gate to rear storage area with Timber shed and double gates opening to side access

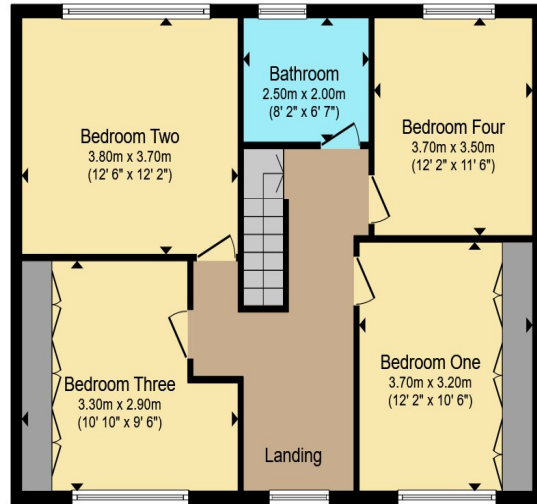
## Summerhouse/Bar

16' 4" x 8' 8" ( 4.98m x 2.64m )





**Ground Floor**



**First Floor**

Total floor area 162.9 m<sup>2</sup> (1,753 sq.ft.) approx

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Property Ref: HSW315479 - 0003

Tenure:Freehold EPC Rating: D

Council Tax Band: D

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