

for sale

offers in the region of **£390,000**



Ross ROWLEY REGIS B65 8DZ

A deceptively spacious four bedroom detached family home with versatile accommodation over three floors. Ideal for growing families, this lovely property is conveniently located for shops, schools and transport links with Britannia Park to the side. Briefly comprising: hallway, downstairs w.c, kitchen, lounge, dining room, conservatory, three bedrooms and family bathroom to the first floor and large bedroom the second floor which has potential to be split. There is a good sized garden to the rear with large storage/workshop and a garage with driveway to the front.

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Approach

The property has a block paved driveway to the front with up and over door to garage, gate to side access and front door opens to hallway

Hallway

A spacious hallway with storage, tiled flooring, stairs to first floor accommodation and doors leading to:

Kitchen

Fitted with a range of wall and base units with work surfaces over, one and half bowl sink and drainer with mixer tap over, integrated oven, gas hob with extractor over, integrated dishwasher, plumbing for washing machine, integrated fridge freezer, vertical radiator, double glazed window to front elevation

Downstairs WC

Comprising: low level w.c, wash hand basin, splashback tiling, central heating radiator, double glazed obscured window to side elevation.

Lounge

Two double glazed obscured windows to side elevation, central heating radiator, gas fire with surround, double glazed French doors opening to the conservatory

Conservatory

Double glazed windows, central heating radiator and double glazed door opens to the rear garden

Dining Room/Study

Double glazed French doors to conservatory, central heating radiator

First Floor Landing

Double glazed window to front elevation, central heating radiator, stairs to second floor, doors leading to:

Bedroom Two

Double glazed window to rear elevation, central heating radiator, fitted wardrobes, door to bathroom



Bedroom Three

Double glazed window to front elevation, central heating radiator

Bedroom Four

Double glazed window to rear elevation, central heating radiator

Bathroom

Accessed from the landing and Bedroom one, this large family bathroom comprises: bath, corner shower cubicle, low level w.c, wash hand basin, part tiling to walls, heated towel rail, two double glazed obscured windows to side elevation

Second Floor Landing

Double glazed obscured window to side elevation, loft access and door to master bedroom

Master Bedroom

Two double glazed windows to side elevation, two central heating radiators, door to eaves with plumbing. There is potential for this room to be split in to two bedrooms or add an en-suite subject to usual permissions. This room offers versatile accommodation and is currently being used as an additional sitting room

Rear Garden

A good sized rear garden perfect for families and entertaining with paved patio, fencing to borders, door to rear workshop/storage, pathway to the side with gate to front access and door to garage

Workshop/Storage

A large storage space with further door to the rear which opens to a further garden area with fencing to borders and greenhouse. Currently used for storage space and gym equipment.

Garage

Up and over door, power and lighting, fuse box, Worcester Bosch boiler fitted in 2023





Total floor area 200.2 m² (2,155 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: HSW316576 - 0004

Tenure:Freehold EPC Rating: C

Council Tax Band: D

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