



Taylor's

ROWLEY REGIS, Highfield Road

3 1 2

- Traditional three bedroom home
- Two reception rooms
- No upward chain
- Lovely outlook to the rear
- Well established location
- Council tax band B
- Ground floor bathroom
- Lovely rear garden



A traditional and well proportioned three bedroom terraced home, enjoying a superb rear outlook and situated on a highly established and sought after residential road. The property is conveniently located within easy reach of a range of local amenities, reputable schools, and excellent transport links.

The accommodation benefits from double glazing and gas central heating and offers a spacious and versatile layout. Upon entering, an inviting entrance hall leads through to a living room. A separate dining room offers ample room for family dining, with a natural flow through to the fitted kitchen, which is well positioned to the rear of the property. Beyond the kitchen, an inner lobby provides access to a ground floor bathroom.

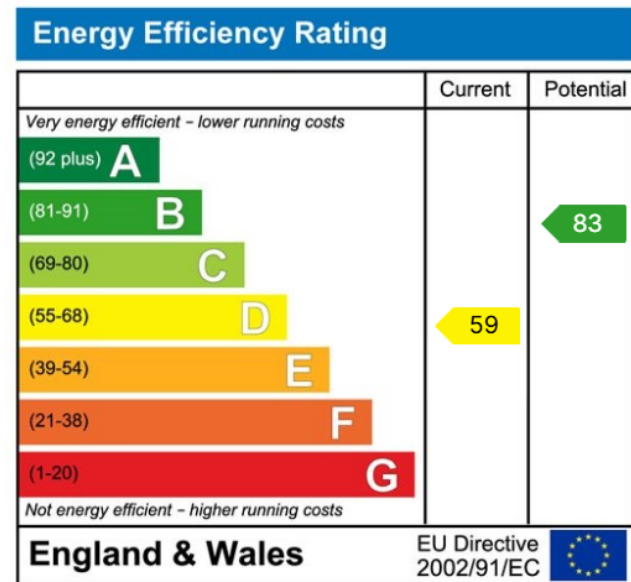
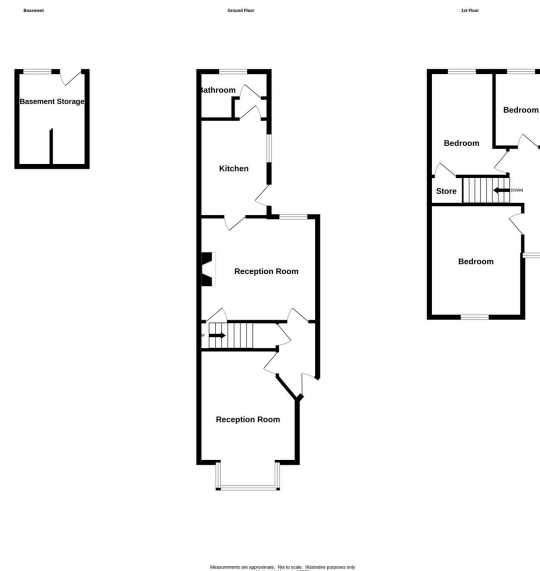
To the first floor, the landing leads to three well proportioned bedrooms.

Externally, the property benefits from a pleasant rear garden, enjoying an open and attractive outlook. To the front, there is a traditional courtyard area, adding to the property's character.

All main services connected. Tenure Freehold. Council Tax band B. EPC D. Broadband/mobile coverage:<https://checker.ofcom.org.uk/en-gb/broadband>. Construction traditional with a tiled roof. Long term flood risk, surface water very low, rivers very low.

Hall, Living Room - 4.5m x 3.53m (14'9" x 11'7" max), **Dining Room** - 4.24m x 3.71m (13'11" x 12'2"), **Kitchen** - 3.33m x 2.49m (10'11" x 8'2"), **Lobby, Bathroom** - 2.49m x 1.65m (8'2" x 5'5"), **First floor landing, Bedroom One** - 3.76m x 3.58m (12'4" x 11'9"), **Bedroom Two** - 3.71m x 3.56m (12'2" x 11'8"), **Bedroom Three** - 2.77m x 1.93m (9'1" x 6'4"), **Frontage, Rear garden**





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