

AP MORGAN



Old School Drive, Rowley Regis
Asking Price £400,000

Features:

- Detached family home
- Four double bedrooms
- Generous sized lounge/diner
- Secondary sitting room
- Well-fit kitchen and utility room
- Large multi-car driveway
- Low maintenance rear garden
- Sought after area

Description:

Introducing this well-presented, detached family home offering four great bedrooms, a generously sized lounge/diner, a family bathroom, a downstairs WC, and an en-suite, with the benefit of a large multi-car driveway, situated in Rowley Regis.

On arrival, the property presents a large driveway leading up to the house, suitable for four cars, with a side alley allowing access to the rear garden via a gate.

On entry, the ground floor initially leads you into the porch, offering plenty of space for coat and shoe storage, which then leads into the entrance hall. From here, you can access the downstairs WC, fitted with a toilet and wash basin, a storage cupboard under the stairs, and a door leading into both the lounge and the kitchen. The lounge presents a generous space for comfort and entertainment, as well as ample room for a family dining table, with a bay window overlooking the front driveway and sliding doors opening onto the rear garden. The kitchen, also accessed via the lounge, is well-equipped with ample storage cupboards and worktop space, with room for freestanding appliances. Following on from the kitchen is the utility room, fitted with additional worktop space and cupboards, a sink with a draining board, and room for utility appliances, with access to the rear garden and a door leading into the sitting room. The sitting room, converted from the garage, offers an additional space for relaxation.

The first floor leads you onto the landing and into the first bedroom, a generous double fitted with multiple built-in wardrobes for excellent space saving, as well as an en-suite fitted with a toilet, wash basin, and shower cubicle. There are also the second and third double bedrooms, both fitted with large wardrobes, and the fourth double bedroom, which benefits from a sliding door allowing access to stairs leading up to the converted loft. The loft offers space for additional storage or could be used as an office. The family bathroom is also located on the first floor and is fitted with a toilet, wash basin, and bathtub.



The rear garden is initially paved, providing the perfect space for outdoor furniture and dining, and leads up steps to a small paved area with a large shed, ideal for additional storage and fitted with power and lighting. A large paved and stone section completes the rear garden, with trees and shrubbery throughout.

Situated in Rowley Regis, this property benefits from excellent local schooling, a variety of shops, pubs, and restaurants nearby, and fantastic public transport and road networks offering easy access to Dudley, Halesowen, Birmingham, Wolverhampton, and the M5 motorway.

Details:

Porch

Entrance Hall

Lounge 23'6" x 12'3" (7.16m x 3.73m) Both Max

Kitchen 8'11" x 10' (2.72m x 3.05m)

Utility 9' x 4'9" (2.74m x 1.45m)

Sitting Room 16'10" x 7'9" (5.13m x 2.36m)

WC 5' x 3'3" (1.52m x 1m)

Landing

Bedroom One 11'9" x 13'2" (3.58m x 4.01m) Both Max

En-suite 3'5" x 6'9" (1.04m x 2.06m)

Bedroom Two 12'5" x 8'5" (3.78m x 2.57m)

Bedroom Three 11'5" x 9'9" (3.48m x 2.97m)

Bedroom Four 7'7" x 10'10" (2.3m x 3.3m)

Bathroom 7'7" x 6'1" (2.3m x 1.85m)

EPC Rating: C

Council Tax Band: E (tbc by solicitors).

Tenure: Freehold (tbc by solicitors).

For more information or to arrange a viewing, please call us on 01384 319 400.



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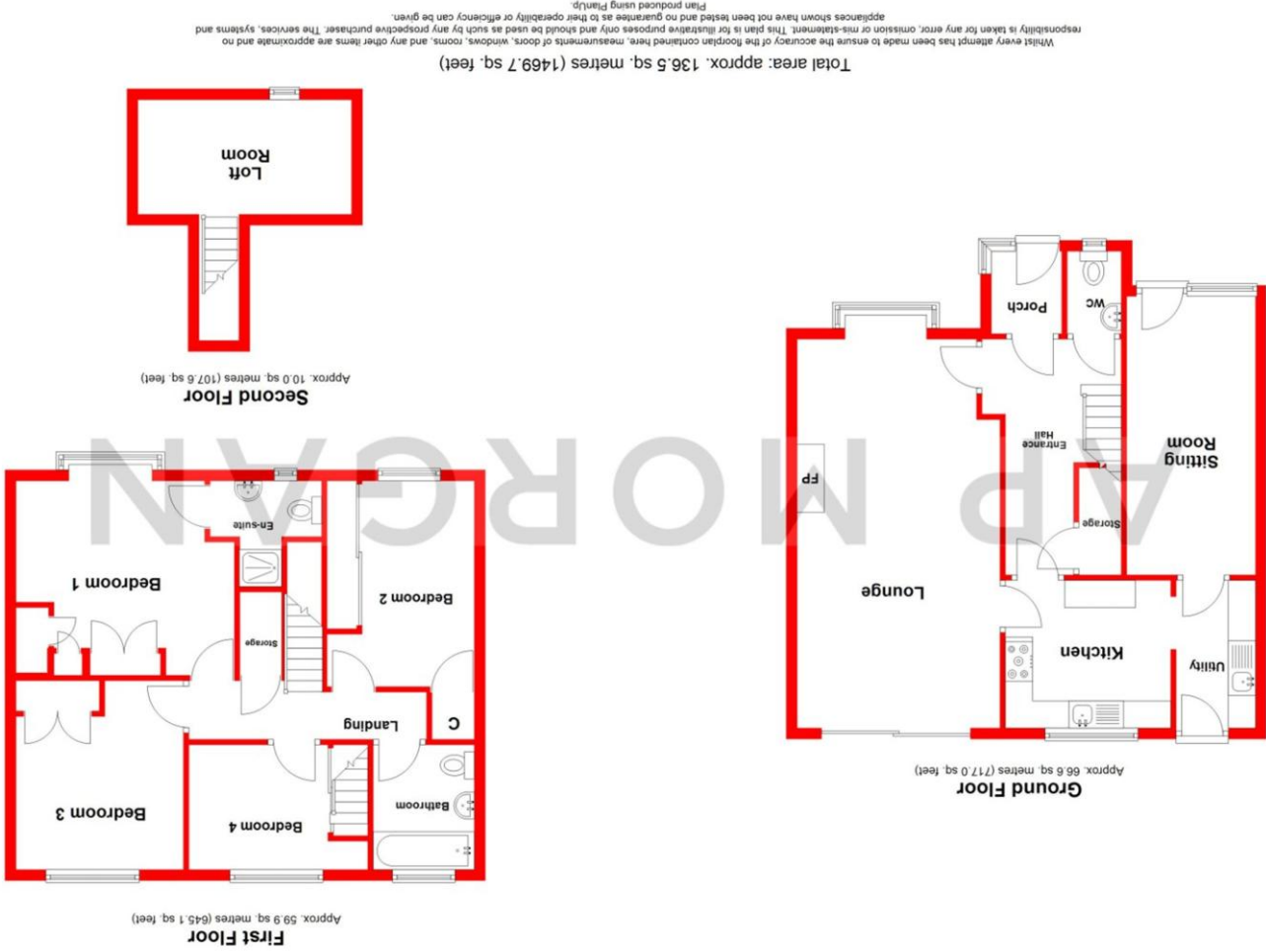
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