

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:**

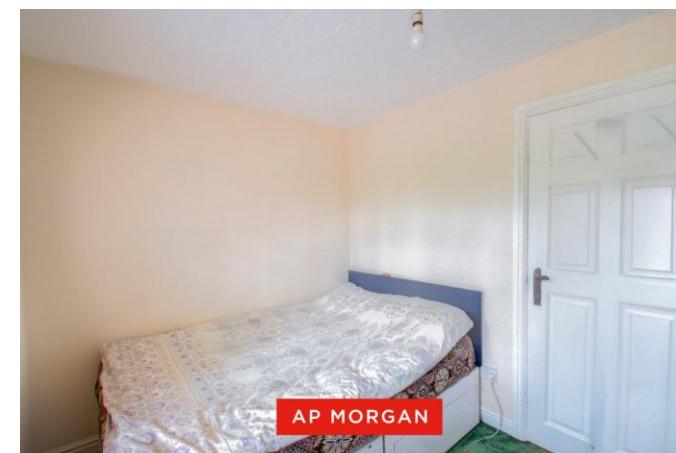
Porch

Entrance Hall

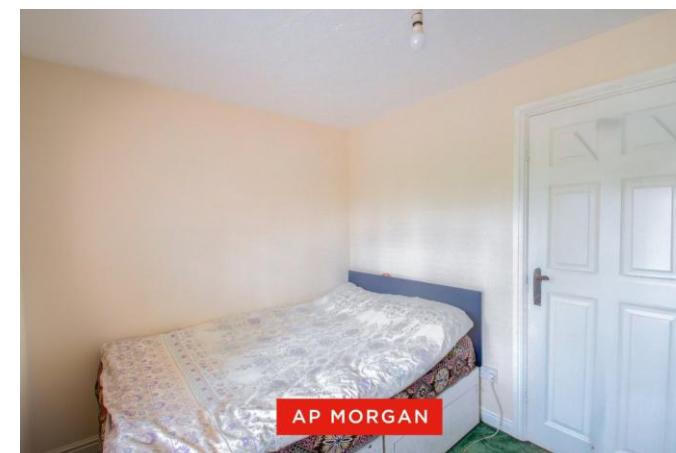
Lounge 23'6" x 12'3" (7.16m x 3.73m) Both Max



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)



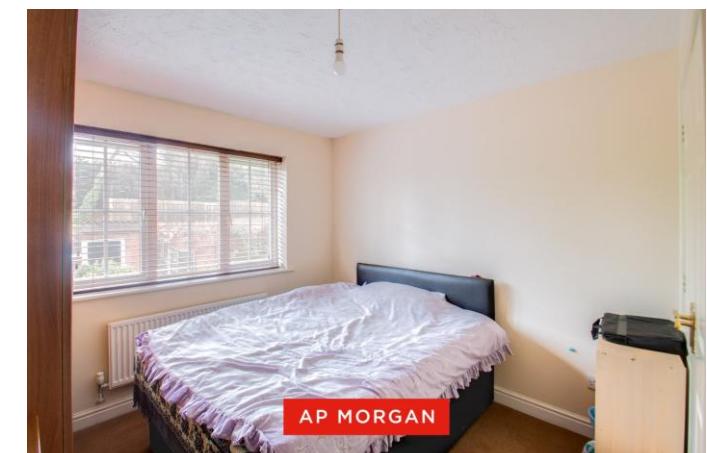
Landing



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.

## How can we help you?

We recommend Wiser Mortgage Advice. They will search the market for you to ensure you get the right lender and

mortgage deal. They typically achieve mortgage offers much more quickly than if you were dealing with lenders directly.

The initial appointment is free and without obligation. Call us on 01384 319 400, or visit their website for more information: [www.wisermortgageadvice.co.uk](http://www.wisermortgageadvice.co.uk)

## Property to sell?

If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Solid STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property live, quickly. Just book a free valuation and we will visit your property and discuss your needs.

## Need a solicitor?

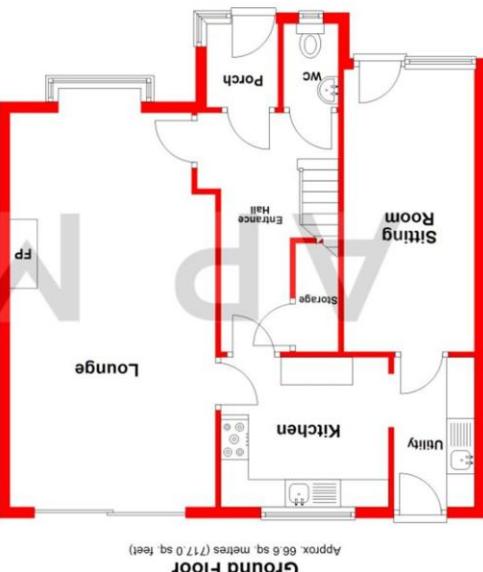
A good solicitor can save you literally weeks of time in the buying/selling process, reducing the stress levels of all involved. We will instruct a reputable firm that is competitive on cost and very reliable. Just ask for a quote.

## Identity Checks

Estates Agents are required by law to conduct anti-money laundering checks on all those buying a property. We have partnered with a third party supplier to undertake these who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £39 + VAT per buyer and this is a non-refundable fee. These charges cover the cost of obtaining relevant data, any manual checks and monitoring which might be required. This fee will need to be paid and the checks completed in advance of the issuing of a memorandum of sale on the property you would like to buy.

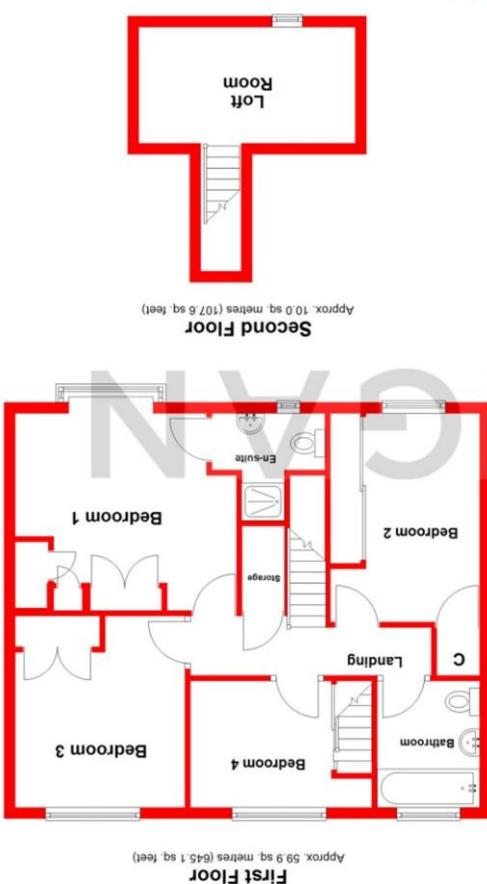
Whilst every attempt has been made to ensure the accuracy of the footprint contained here, measurements of doors, windows, rooms, and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown here do not form part of the property and no guarantees as to their operation or efficiency can be given.

Total area: approx. 136.5 sq. metres (1469.7 sq. feet)



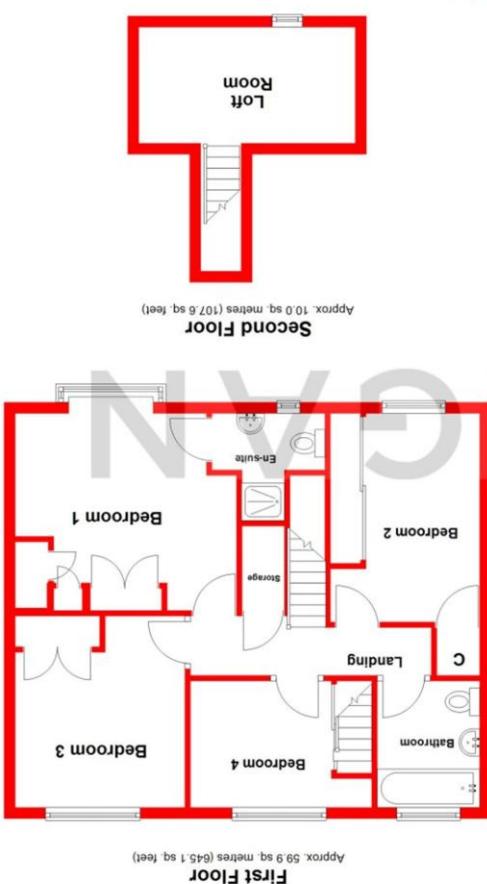
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