

Old School Drive Rowley Regis B65 8DD



THIS WELL PRESENTED, MODERN DETACHED PROPERTY, OFFERS family sized accommodation. Features include four double bedrooms with an en suite shower to the master, a ground floor WC and useful loft space. EP Rating C.

Location

Rowley Regis is situated within the borough of Sandwell. It is home to Britannia Park, various primary schools, a St Micheal's C ofE High school and Rowley Regis hospital. The property boasts excellent transport links with Rowley Regis Train Station located just 0.7 miles away and Junction 2 of the M5 within 1.6 miles away.

Summary

- * A well presented and maintained, modern detached property
- * Situated at the end of a private driveway
- * Ideal family sized accommodation
- * Spacious bay fronted through lounge with feature gas fire place
- * Modern kitchen with integral oven, hob and extractor as well as access to separate utility
- * Four double bedrooms to include built in wardrobes and an en suite shower room to the master bedroom
- * Useful loft space accessed via bedroom four
- * Sliding patio doors opening to a pleasant rear garden
- * Complementary ground floor WC
- * Driveway and integral garage

Schedule of accommodation

Porch
Hallway
Ground Floor WC
Under Stairs Storage
Through Lounge:
- Front: 17'01" into bay x 12'03" max (5.21m into bay x 3.73m max)
- Rear: 11'02" x 9'11" (3.4m x 3.02m)
Kitchen: 9'11" x 9'00" (3.02m x 2.74m)
Utility: 9'00" x 4'09" (2.74m x 1.45m)
Landing
Bedroom One: 12'06" max x 12'10" into bay (3.81m max x 3.91m into bay)
En Suite Shower Room: 6'09" x 6'08" into shower (2.06m x 2.03m into shower)
Bedroom Two: 11'05" max x 9'09" (3.48m max x 2.97m)
Airing Cupboard
Bedroom Three: 12'05" x 8'05" (3.78m x 2.57m)
Bathroom: 8'02" x 6'01" (2.49m x 1.85m)
Bedroom Four: 8'04" x 7'07" (2.54m x 2.31m)
Loft Space: 12'10" x 6'11" (3.91m x 2.11m)
Brick Built Shed
Garage: 17'02" min x 6'07" min (5.23m min x 2.01m min)

General Information

TENURE: The agents understand that the property is freehold.
SERVICES: Central heating to radiators is provided by an Glow Worm boiler located in the utility room.
FIXTURES AND FITTINGS: Only those items mentioned in these particulars are included in the sale. All other items are excluded. Carpets and curtains may be available by separate arrangement with the vendors, if required.
PROPERTY INFORMATION QUESTIONNAIRE: A copy of a Property Information Questionnaire is available about this property at our office. This has been completed by the seller to provide comprehensive information about the property which will be of relevance to any intending purchase

THE CONSUMER PROTECTION REGULATIONS

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are connected, in working order or fit for the purpose. The Agent has not checked legal documents to verify the Freehold/Leasehold status of the property. The buyer is advised to obtain verification from their Solicitor or Surveyor.

FLOOR PLANS

Where shown, the plan is for illustration purposes only and is not to scale. The floor area shown is taken from the EPC calculations and is therefore approximate and will include only habitable areas.

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FREE VALUATION FOR SALE

If you are thinking of selling, we would be pleased to carry out a free valuation and market appraisal of your property entirely without obligation. Please contact us to make the appropriate appointment.

SURVEY DEPARTMENT

If this property should not meet your requirements and you decide to purchase a property not marketed by ourselves, we would be delighted to offer our services to carry out an independent survey on the property you intend to purchase. We provide RICS Home Buyers' Survey and Valuation Reports, to ensure your dream home will not turn into a nightmare. Please contact our Survey Department on 0121 477 6768.

LETTINGS

If you would like to rent your property out, or alternatively rent a property from us, contact our Lettings Department on 0121 445 7410.

MORTGAGE AND FINANCIAL SERVICES

We will be very pleased to ask our Mortgage Consultant to discuss your mortgage requirements. Simple, impartial, personal service in a complex world – they have all lenders and life companies at their fingertips.

Loans are subject to status and survey. Minimum age is 18.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

Written quotations are available on request. A mortgage indemnity policy may be required.



