



Pear Tree Drive, Rowley Regis
Offers in Excess of £259,950

Features:

- No onward chain
- Detached house
- Four bedrooms
- Two reception rooms
- Kitchen
- Garden and conservatory
- Garage and driveway
- EPC - D

Description:

This four bedroom family home with no onward chain, two reception rooms and a garage. The property in brief: Entrance hall with downstairs WC, spacious lounge with double doors, offering an optional open plan living space to the dining room. The kitchen benefits from an integrated gas hob and an oven, as well as space for a washing machine and small fridge/freezer. There is also a spacious conservatory which gives access to the rear garden. Upstairs: The master bedroom benefits from an integrated wardrobe as well as drawers. Leading on is the en-suite with shower. The second and third bedrooms are both double in size with built in wardrobes. To the front is the bedroom four with integrated wardrobe and desks. The family bathroom has a bath and overhead shower. Outside: The rear garden has a patio area leading on from the conservatory, and a lawn area for children to play on. To the front is a driveway for several cars, as well as a garage for extra parking or storage. This property is ideal for commuters due to its close proximity to the M5 to Birmingham and Bromsgrove. There are several local shops and amenities for convenience. There are nearby schools for children of all ages, ideal for families.



Details:

Entrance Hall

Lounge

13' 5" x 10' 6" (4.09m x 3.20m)

Dining Room

14' 3" x 8' 2" (4.34m x 2.49m)

Kitchen

6' 9" x 9' 7" (2.06m x 2.92m)

Conservatory

10' 6" x 14' 6" (3.20m x 4.42m)

WC

4' 7" x 3' 1" (1.40m x 0.94m)

Master Bedroom

11' 0" x 10' 8" (3.35m x 3.25m)

En-suite

4' 9" x 7' 3" max (1.45m x 2.21m)

Bedroom Two

11' 0" x 8' 3" (3.35m x 2.51m)

Bedroom Three

10' 4" x 6' 0" (3.15m x 1.83m)

Bedroom Four

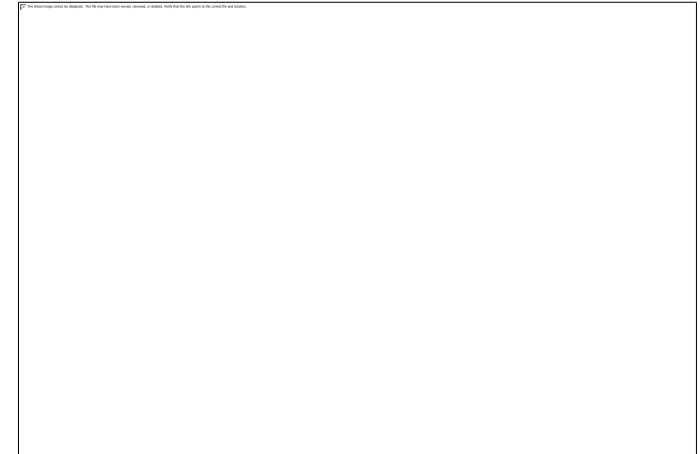
7' 2" x 9' 3" (2.18m x 2.82m)

EPC Rating: D

Council Tax Band: D (tbc by solicitors).

Tenure: Freehold (tbc by solicitors).

For more information or to arrange a viewing, please call us on
0121 809 9809.



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Need a mortgage?

We recommend Morgan Financial Solutions. 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 0121 809 9809, or visit their website for more information: www.morganfs.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 Sold 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.

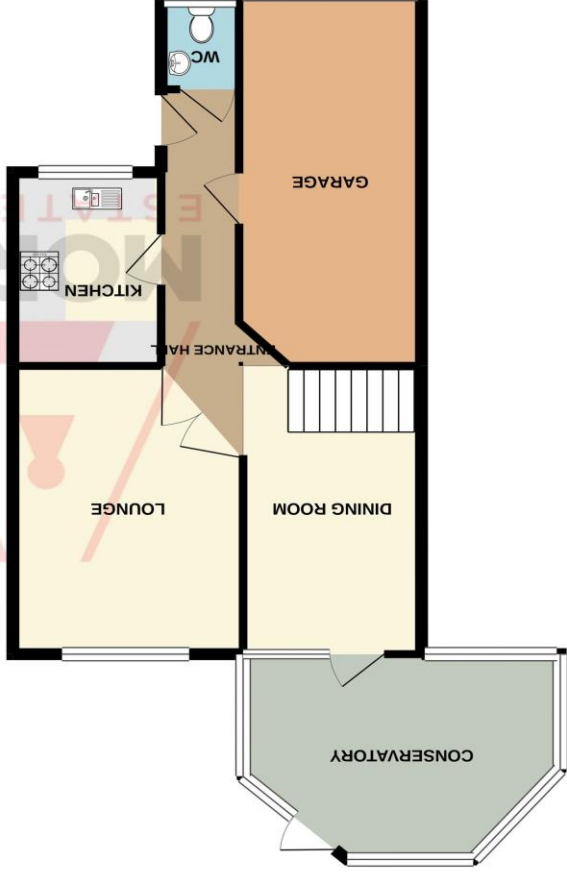
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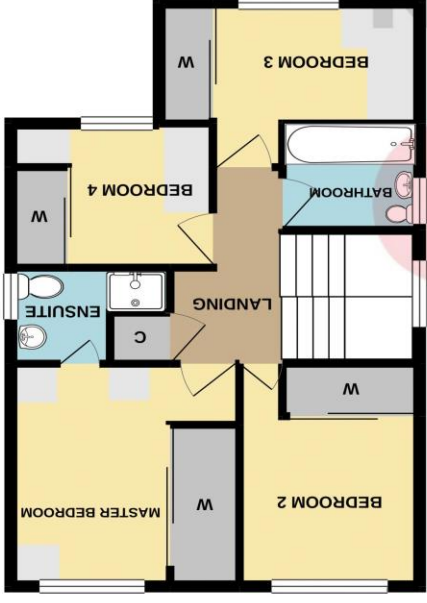
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A professional removal company takes the stress out of moving. Knowing that your belongings are safe and insured far outweighs any small savings by trying to do it yourself or using a man-and-a-van service. We work closely with and recommend Cube Removals as the leading local firm. For peace of mind and a reliable service call them on 0800 193 0000 or visit their website, cubere removals.co.uk, to arrange a survey.

GROUND FLOOR
675 sq.ft. (62.7 sq.m.) approx.



1ST FLOOR
499 sq.ft. (46.4 sq.m.) approx.



While every attempt has been made to ensure the accuracy of the floorplan 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 have not been tested and no guarantee as to their operability or efficiency can be given.
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