



**Pear Tree Drive, Rowley Regis**  
Offers in Excess of £210,000



**Features:**

- Modern link detached property
- Three bedrooms
- Master with ensuite shower room
- Lounge
- Kitchen/diner
- Upgraded shower room
- Ground floor w.c.
- Attached garage. Epc rating C

**Description:**

A rather well presented, three bedroom link detached home, occupying a pleasant cul-de-sac location near facilities.

The layout is as follows: Entrance hall with stairs to first floor and access to the ground floor w.c. Lounge, with fire surround, under stairs storage cupboard and grey carpeting. A door opens to the kitchen/diner, with an inset sink to work surfaces, built-in oven, gas hob, space and plumbing for appliances and double doors leading out to the garden.

The first floor landing has a useful storage cupboard and doors to the following rooms: Master bedroom, with its own refitted shower room. Double bedroom two and single bedroom three, currently used as a study. The bathroom has recently been converted to a shower room, offering a walk in shower, chrome fittings and feature wall tiling. The property benefits from replaced double glazing and updated central heating boiler. Outside a driveway leads towards the attached garage, with space in front for at least two cars in tandem arrangement. The rear garden has a patio next to the house leading to a lawn with a further decked seating area at the far end. The perimeters are fenced and there is some tree screening across the back of the garden.

Locally there are two convenience stores, as well as shops along the main road. Close by, Black Heath High Street, has main supermarkets, pubs and eateries, a surgery, library and leisure facilities, as well as good transport connections via the M5 motorway and nearby Rowley Regis railway station for commuting to Birmingham.





**Details:**

**Entrance Hallway**

**Ground floor w.c.**

**Lounge**

14' 8" x 12' 5" both max (4.47m x 3.78m)

**Kitchen/diner**

15' 8" x 10' 0" (4.77m x 3.05m)

**Stairs rise to first floor landing**

**Master Bedroom**

12' 6" x 9' 6" both max (3.81m x 2.89m)

**Ensuite Shower Room**

7' 0" into shower x 4' 3" max (2.13m x 1.29m)

**Bedroom 2**

9' 8" x 9' 8" (2.94m x 2.94m)

**Bedroom 3**

8' 0" x 6' 0" (2.44m x 1.83m)

**Family Shower Room**

6' 2" x 6' 0" (1.88m x 1.83m)

**Garage**

17' 9" x 8' 8" (5.41m x 2.64m)

**EPC Rating: C**

**Council Tax Band: C** (tbc by solicitors).

**Tenure: Freehold** (tbc by solicitors).

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



## How can we help you?

### 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 01527 910 300, or visit their website for more information: [www.morganfs.co.uk](http://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.

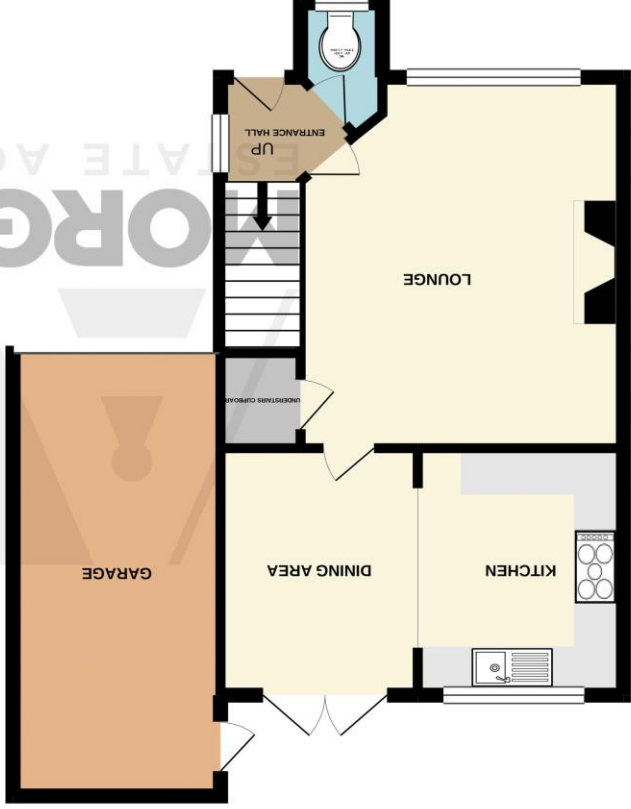
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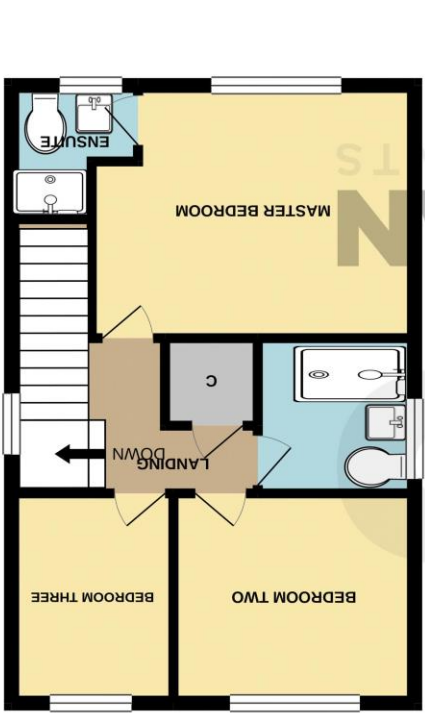
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A professional removal company takes the stress out of moving. Knowing that your belongings are safe and insured far outweighs any small savings by trying to do it yourself or using a man-and-a-van service. We work closely with and recommend Cube Removals 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](http://cubere removals.co.uk), to arrange a survey.

GROUND FLOOR  
528 sq.ft. (49.1 sq.m.) approx.



1ST FLOOR  
385 sq.ft. (35.8 sq.m.) approx.



TOTAL FLOOR AREA : 913 sq.ft. (84.8 sq.m.) approx.  
Whilst 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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