



Portway Road, Rowley Regis
£325,000

Features:

- Detached house
- Four bedrooms
- Two reception rooms
- Kitchen/diner
- Family bathroom and downstairs WC
- Well maintained rear garden
- Driveway and double garage
- EPC - C

Description:

This superb four bedroom detached family home, with a spacious interior and added benefit of a double garage. The property in brief: Entrance hall with downstairs WC, large lounge with bay window and double doors opening to the dining room. Through to the kitchen/diner, which offers space for a washing machine, tumble dryer, fridge/freezer and dishwasher, as well as having an integrated gas hob and double oven. There is also a patio door leading to the rear garden. Upstairs: The master bedroom has two integrated wardrobes, one double and one triple in size, as well as an en-suite with a double shower cubicle. Bedrooms two and three are double in size with built in wardrobes to each, and there is a further L-shaped bedroom four. There is also a family bathroom in a modern white suite with bath and overhead electric shower. Outside: To the rear is a well maintained garden with a patio area and lawn. To the front is a driveway for several cars, as well as a double garage with lights and power points. This property is ideally located for families due to its close proximity to local schooling. There are a range of local shops and amenities nearby, including supermarkets. For commuters, there are road links to Birmingham and the M5, as well as Rowley Regis train station, providing rail routes to Birmingham Worcester and London.



Details:

Entrance Hall

Lounge

17' 9" to bay x 12' 6" (5.41m x 3.81m)

Dining Room

11' 7" x 9' 6" (3.53m x 2.89m)

Kitchen/Diner

11' 7" x 14' 2" (3.53m x 4.31m)

WC

4' 6" x 4' 3" (1.37m x 1.29m)

Master Bedroom

12' 9" to bay x 12' 8" (3.88m x 3.86m)

En-Suite

5' 8" x 7' 0" (1.73m x 2.13m)

Bedroom Two

11' 6" x 7' 6" (3.50m x 2.28m)

Bedroom Three

10' 7" x 9' 4" (3.22m x 2.84m)

Bedroom Four

7' 8" max x 10' 8" max (2.34m x 3.25m)

Bathroom

5' 9" x 6' 2" (1.75m x 1.88m)

Double Garage

16' 7" x 17' 1" (5.05m x 5.20m)

EPC Rating: C

Council Tax Band: D (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?

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.

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.

Need a removal company and storage?

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, cuberemovals.co.uk, to arrange a survey.

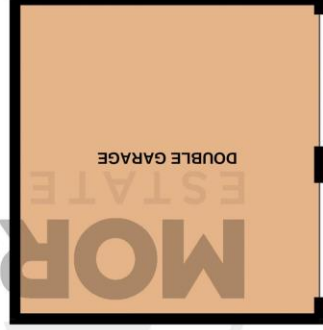
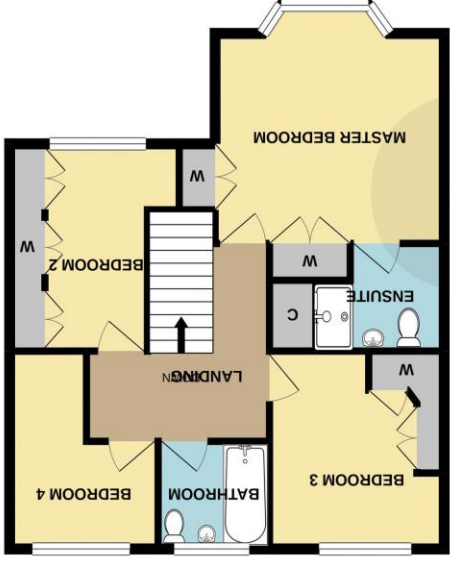
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.
Made with Metropix ©2020

TOTAL FLOOR AREA : 1474 sq.ft. (137.0 sq.m.) approx.

GROUND FLOOR
879 sq.ft. (81.5 sq.m.) approx.



1ST FLOOR
595 sq.ft. (55.3 sq.m.) approx.



No statement in these details is to be relied upon as representation of fact, and purchasers should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained within. These details do not constitute any part of any offer or contract. AP Morgan and their employees and agents do not have any authority to give any warranty or representation whatsoever in respect of this property. These details and all statements herein are provided without any responsibility on the part of AP Morgan or the vendors. Equipment: AP Morgan has not tested the equipment or central heating system mentioned in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. Measurements: Great care is taken when measuring, but measurements should not be relied upon for ordering carpets, equipment, etc. The Laws of Copyright protect this material. AP Morgan is the Owner of the copyright. This property sheet forms part of our database and is protected by the database right and copyright laws. No unauthorised copying or distribution without permission.