

**AP MORGAN**



**Regis Heath Road, Rowley Regis**  
Offers in Excess of £325,000



**Features:**

- Modern detached property
- Four bedrooms
- Master with en-suite
- Lounge with feature fireplace
- Good-size rear garden
- Off road parking with accompanying garage
- Close to amenities
- EPC - D

**Description:**

An immaculately presented modern detached family home in a popular area of Rowley Regis. This property briefly comprises; Entrance porch, a spacious lounge/diner with a feature fireplace, a well-fitted and modern kitchen/diner that benefits from having plenty of storage space as well as integrated Miele appliances such as; Five ring burner electric stove, two ovens, dishwasher, coffee machine, and as well as a fridge and freezer, whilst also having space for a washing machine and tumble dryer in the utility/garage. Lastly and just off the kitchen is a spacious dining room that benefits from access to the rear garden. The first floor of this property lends itself to a beautiful gallery landing that leads off into four bedrooms, the first is a master bedroom that boasts its own en-suite with a corner shower unit, as well as having space for wardrobes. The second bedroom is a double and benefits from fitted wardrobes. The third bedroom is a good-size single with space for wardrobes, and the fourth bedroom is a good-size single. Lastly on the first floor is a modern and well-fitted family bathroom which has a beautiful free-standing bath, his and her sinks, as well as a large walk-in shower. Externally this property boasts a good-size and beautifully landscaped rear garden. Nicely laid slabs create a fantastic outdoor entertaining space, whilst an easily maintainable artificial grass portion accommodates the garden shed and really compliments the overall garden space. The rear garden also benefits from having side access which leads to a large private front driveway with space for several vehicles, as well as an accompanying garage with an electric shutter. Ideally situated for local shops and amenities, including supermarkets. There are several schools for ages, making it an ideal property for families. For commuters, Rowley Regis train station is nearby, providing rail access to Birmingham. Junction 2 and 3 of the M5 are in close proximity to this address, providing ease of access to transport links. Other benefits and features include; Underfloor heating in the kitchen, bathroom, and en suite, as well as a gas central heating system and double glazing throughout.





## Details:

### Porch

4' 5" x 5' 6" (1.35m x 1.68m)

### Lounge

13' 8" x 16' 1" (4.16m x 4.90m) (Max)

### Kitchen

10' 3" x 16' 1" (3.12m x 4.90m) (Max)

### Dining Room

17' 6" x 6' 9" (5.33m x 2.06m) (Max)

### Master Bedroom

12' 0" x 9' 7" (3.65m x 2.92m) (Max)

### Bedroom Two

12' 4" x 9' 7" (3.76m x 2.92m) (Max)

### Bedroom Three

11' 9" x 6' 7" (3.58m x 2.01m) (Max)

### Bedroom Four

9' 4" x 6' 2" (2.84m x 1.88m) (Max)

### Landing

14' 0" x 8' 6" (4.26m x 2.59m) (Max)

### Family Bathroom

12' 0" x 7' 7" (3.65m x 2.31m) (Max)

### En-suite

5' 1" x 5' 5" (1.55m x 1.65m) (Max)

### EPC Rating: D

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

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

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



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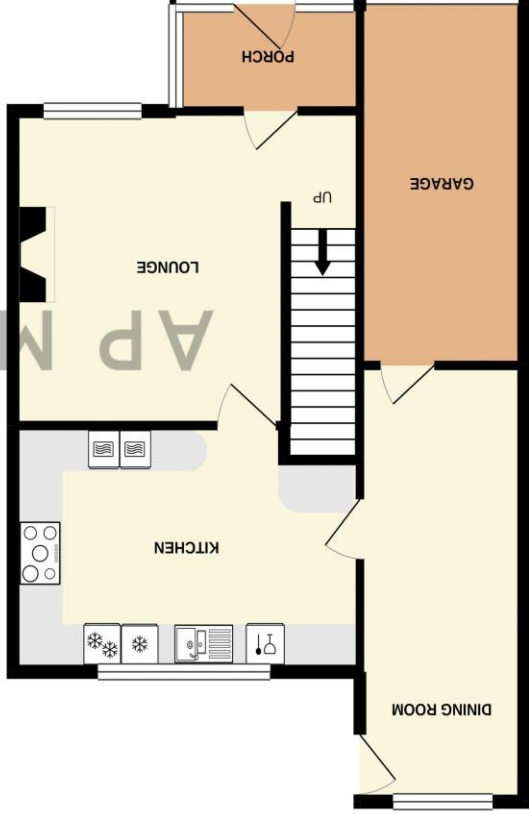
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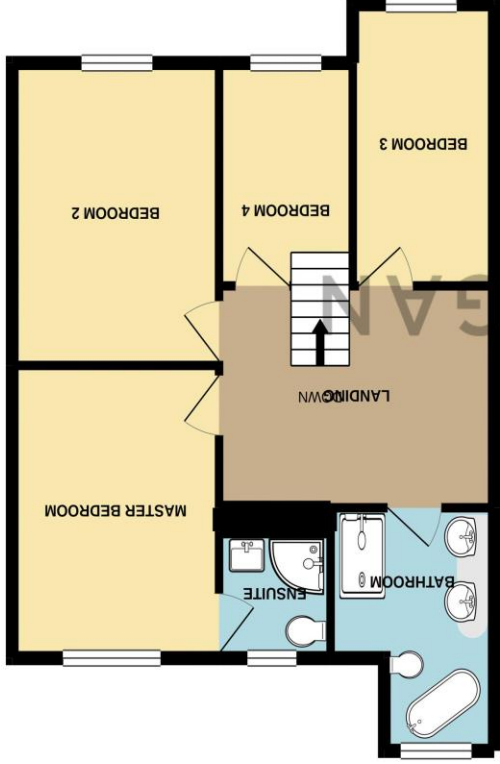
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GROUND FLOOR  
662 sq.ft. (61.5 sq.m.) approx.



1ST FLOOR  
584 sq.ft. (54.3 sq.m.) approx.



TOTAL FLOOR AREA : 1247 sq.ft. (115.8 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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