



**Saxon Drive, Rowley Regis**

**£265,000**



**Features:**

- A 4-bedroom detached house
- Extended family room
- Ground floor shower room
- Lounge, kitchen diner
- Modern family bathroom
- Gas C.H. double glazing
- Off-road parking, EPC rating D
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**Description:**

A 3/4 bedroom detached house that has been extended to provide good family space, well positioned for local primary and high schools, shopping and amenities in Black Heath, Regis Park, and easy access to local train stations and commuter routes to the M5. The property briefly comprises: Hall, generous lounge, kitchen diner and family room. The kitchen area has an inset sink, integrated oven and gas hob, fridge and dish washer, whilst the dining area has room for a table and 6 chairs. The excellent sized family room runs across the back of the house and features roof lights and a full-length tri-fold door also with a single opening unit allowing access to the rear garden or a full width opening for entertaining. The utility has a further inset sink and drainer, fitted units and cupboards, with room and facilities for a large fridge/freezer, washing machine and tumble dryer. Off the utility is a generous shower room with hand basin and W.C. and a pedestrian access to the garage. Upstairs has been altered to accommodate 4 bedrooms, and the family bathroom is modern with a shower over the bath. Outside to the front is off-road parking for 2 cars and access to the garage, and to the rear the garden has been carefully landscaped to facilitate a patio, decking, and lawn areas. This property further benefits from gas central heating and double glazing





**Details:**

**Hall**

**Lounge**

14' 0" max x 12' 9" max (4.26m x 3.88m)

**Kitchen/Diner**

16' 7" x 10' 10" (5.05m x 3.30m)

**Family Room**

16' 7" x 10' 7" (5.05m x 3.22m)

**Utility**

14' 3" x 6' 10" (4.34m x 2.08m)

**Shower Room**

7' 7" x 6' 10" (2.31m x 2.08m)

**Stairs rise to first floor**

**Bedroom 1**

12' 11" max x 9' 2" (3.93m x 2.79m)

**Bedroom 2**

8' 5" x 7' 5" (2.56m x 2.26m)

**Bedroom 3**

8' 6" x 7' 5" (2.59m x 2.26m)

**Bedroom 4**

12' 11" max x 6' 7" max (3.93m x 2.01m)

**EPC Rating: D**

**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 0121 809 9809, 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.

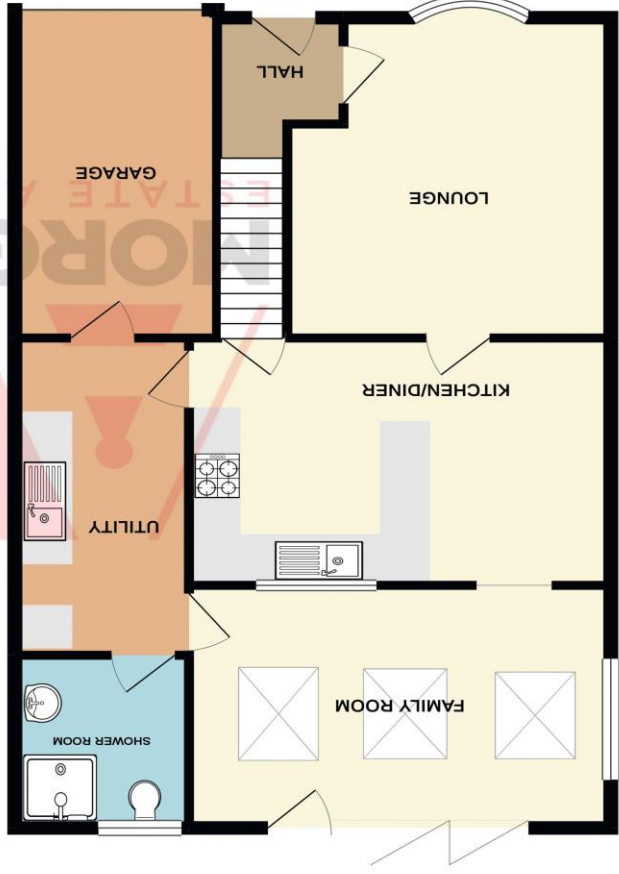
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A good solicitor can save you literally weeks of time in the buying/selling process, reducing the stress levels of all involved. We will instruct a reputable firm that is competitive on cost and very reliable. Just ask for a quote.

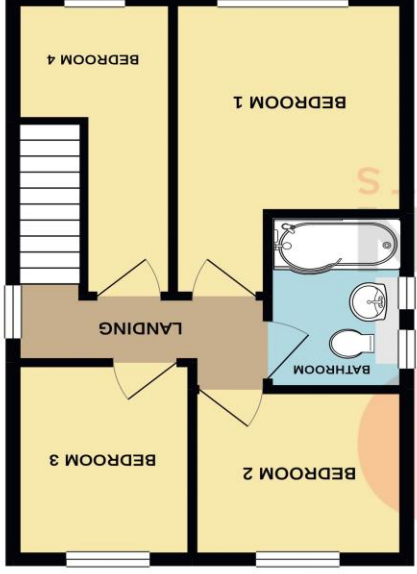
### Need a removal company and storage?

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](http://cuberemovals.co.uk), to arrange a survey.

GROUND FLOOR 834 sq. ft. ( 77.5 sq. m. )



1ST FLOOR 379 sq. ft. ( 35.2 sq. m. )



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, omissions 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 Mktopix ©2019

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