



25 HILLSIDE AVENUE
B65 0EZ

Taylors

25 HILLSIDE AVENUE ROWLEY REGIS

*A traditional, three bedroom
semi detached home with superb
rear views.*

Welcoming hall

Lounge

13' 0" x 11' 0" (3.96m x 3.35m)

Kitchen/Diner

17' 7" x 10' 5" (5.36m x 3.17m)

Bedroom 1

13' 3" x 11' 2" (4.04m x 3.40m)

Bedroom 2

11' 3" x 10' 5" (3.43m x 3.17m)

Bedroom 3

7' 6" x 6' 0" (2.28m x 1.83m)

Rear garden with superb views

Parking bay for two vehicles

These particulars are intended only as a guide and must not be relied upon as statement of fact. POTENTIAL BUYERS WOULD ALSO LIKE TO BE REMINDED THAT ALL MEASUREMENTS ARE TAKEN AT THE WIDEST AVAILABLE POINTS. Your attention is drawn to the important notices and disclaimers on the last page of these particulars.



A traditional, three bedroom semi detached home with superb rear views, central heating and double glazing, Comprising; welcoming hall, delightful lounge, kitchen opening to dining area, three bedrooms, house bathroom, good size rear garden with useful under house store and front parking for two vehicles. Tenure: Freehold. Construction: Brick built with tiled roof. Services: All main services are connected. Broadband/Mobile coverage: Visit: checker.ofcom.org.uk/eng/broadband-coverage. Council Tax Band B. EPC D. Flood Risk Very Low.

MISREPRESENTATION ACT 1967

These particulars do not constitute any part of an offer or a contract. Whilst every care is taken to ensure accuracy, no responsibility for errors or misdescription is accepted. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements in these particulars. The vendor does not make nor give and neither Taylors nor any person in their employment, has any authority to make or give any representation or warranty whatsoever in relation to this property.



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

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