



19 HILLSIDE AVENUE
ROWLEY REGIS

Taylor's

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*Considerably extended FOUR BEDROOM
traditional semi in established cul de sac.*

Double glazed Porch

Hall
Understairs store

Lounge
13' 0" into bay x 11' 2" (3.96m x 3.40m)
having fireplace with gas fire

Dining Room
11' 2" x 11' 0" (3.40m x 3.35m)
having double glazed double doors to the garden

Fitted kitchen
14' 0" x 6' 10" (4.26m x 2.08m)
With good range of floor and wall cupboards

First Floor Landing

Bedroom 1
13' 7" x 7' 2" (4.14m x 2.18m)

Ensuite Shower Room
7' 0" x 4' 11" (2.13m x 1.50m)
With shower cubicle, handbasin and WC, tiling to walls

Bedroom 2
13' 3" into bay x 11' 4" into wardrobes (4.04m x 3.45m)
With built in furniture

Bedroom 3
11' 4" into wardrobes x 10' 5" (3.45m x 3.17m)
With fitted wardrobes and central heating cupboard

Bedroom 4
7' 6" x 6' 0" (2.28m x 1.83m)

Bathroom
6' 7" x 5' 10" (2.01m x 1.78m)

Garage
14' 8" x 7' 6" (4.47m x 2.28m)

Rear Garden
With full width decked area, steps down to extensive lawn, flower
beds. Under house storage

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.



Considerably extended **FOUR BEDROOM** traditional semi in established cul de sac. Having **GOOD SIZE REAR GARDEN** with sunny aspect and **FAR REACHING PANORAMIC VIEWS**. With gas central heating and PVC double glazing includes - Front garden with drive, Porch, hall, **TWO RECEPTION ROOMS**, fitted Kitchen. Four upstairs Bedrooms, **ENSUITE SHOWER ROOM**, Bathroom. Garage. All main services connected. Broadband/Mobile coverage://checker.ofcom.org.uk/en-gb/broadband-coverage. Tenure Freehold. Council Tax Band **B**, EPC **C**. Construction , walls brick, tiled roof Long term flood risk - very low

MISREPRESENTATION ACT 1967

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| Energy Efficiency Rating | | | |
|--------------------------|---------------|---------|-----------|
| Score | Energy rating | Current | Potential |
| 92+ | A | | |
| 81-91 | B | | 85 B |
| 69-80 | C | 72 C | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

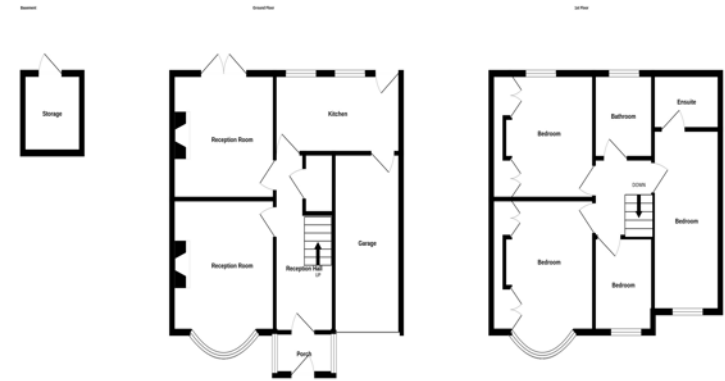
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