



89A UPLANDS AVENUE
B65 9PL

Taylor's

89A UPLANDS AVENUE ROWLEY REGIS

*Well proportioned DETACHED BUN-
GALOW, in a convenient location.*

Double glazed Porch
Hall

With cupboard housing the central heating boiler

Living Room

19' 8" x 13' 11" into recess (5.99m x 4.24m)

Having attractive fireplace with electric fire

Kitchen

9' 9" x 8' 0" (2.97m x 2.44m)

With floor and wall cupboards, door to outside

Bedroom 1

12' 2" x 9' 9" (3.71m x 2.97m)

With good range of wardrobes with over lighting

Bedroom 2

11' 0" x 7' 8" (3.35m x 2.34m)

With fitted wardrobes and bed recess

Shower Room

7' 9" max x 7' 7" (2.36m x 2.31m)

L shaped and having large walk in shower cubicle

with both hand held and overhead showers,

handbasin with cupboards beneath, WC

Conservatory

9' 3" x 9' 1" (2.82m x 2.77m)

With double glazed windows and double doors to

the garden

Garage

17' 6" x 8' 2" (5.33m x 2.49m)

With electric front door and further side door

Gardens

Having lawned side gardens which further ex-

tend to the back of the bungalow then leading to

the back of the garage, Shed.

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.



Well proportioned DE-TACHED BUNGALOW, in convenient location, having wide frontage, good size drive, gas central heating and PVC double glazing. With NO UPWARD CHAIN - Porch, Hall, Excellent size Living Room, Double glazed Conservatory, Two Bedrooms, Shower Room with large shower, Garage, gardens side and rear. All main services connected. Broadband/Mobile coverage://checker.ofcom.org.uk/en-gb/broadband-coverage. Council Tax band C. EPC- D. Construction- walls brick,tiled roof

MISREPRESENTATION ACT 1967

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Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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