



16 ROUGH HILL DRIVE
B65 8LS

Taylors

16 ROUGH HILL DRIVE ROWLEY REGIS

Occupying a good corner position on this maturing development. A smartly improved detached home requiring inspection.

PVC double glazed Porch
Tiled floor
Hall

Having staircase with glass bannister and attractive useful range of built in cupboards beneath

Cloakroom

With WC, handbasin, tiled floor and part tiled walls
Living Room

24' 6" into bay x 11' 1" narrowing to 9' 1" (7.46m x 3.38m)

Having front bay window and PVC double glazed double doors to the garden

Kitchen

16' 7" x 6' 11" max (5.05m x 2.11m)

Utility

8' 3" x 5' 3" (2.51m x 1.60m)

Small Garage/Store

12' 2" x 8' 3" (3.71m x 2.51m)

With electric front door, power points, lighting and Worcester central heating boiler

Lean to

7' 8" max x 6' 8" (2.34m x 2.03m)

In need of attention

First Floor Landing

With glass bannister and built in shelved cupboard

Bedroom 1

12' 10" into bay x 10' 2" (3.91m x 3.10m)

Bedroom 2

11' 1" x 10' 4" (3.38m x 3.15m)

Bedroom 3

7' 2" x 6' 11" into wardrobe (2.18m x 2.11m)

Fitted out as a dressing room with range of Sharps fitted wardrobes some with internal shelving

Bathroom

6' 10" x 5' 7" (2.08m x 1.70m)

Attractively refitted and tiled, having P shaped panel bath with screen and both handheld and overhead showers, handbasin with cupboards beneath, WC, ceiling lighting and ladder style radiator

Rear Garden

With attractive garden walling, patio, lawn and side entrance with gate



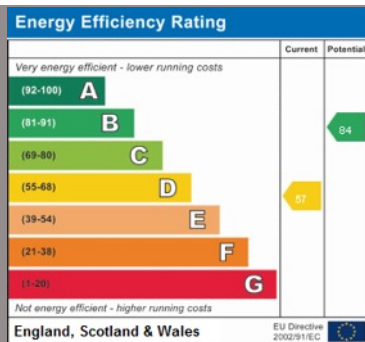
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Occupying a good corner position on this maturing development. A smartly improved detached home requiring inspection. With wide resin laid drive having security posts, gas radiator heating and PVC double glazing to the majority of windows - Double glazed Porch, Hall with glass bannister, Cloakroom with WC, Lovely through Living Room with Dining Area, Decent size Kitchen, Utility, Small Garage/Store with electric door, Three Bedrooms [Bed 3 fitted out as dressing room], Super refitted Bathroom with shower. All main services connected. Broadband/Mobile coverage: [//checker.ofcom.org.uk/engb/broadband-coverage](http://checker.ofcom.org.uk/engb/broadband-coverage). Council Tax band D. EPC D
Construction- wall brick, mainly pitched and tile roof

MISREPRESENTATION ACT 1967

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