



Perry Park Road, Rowley Regis, B65 0BT

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EXCLUSIVE

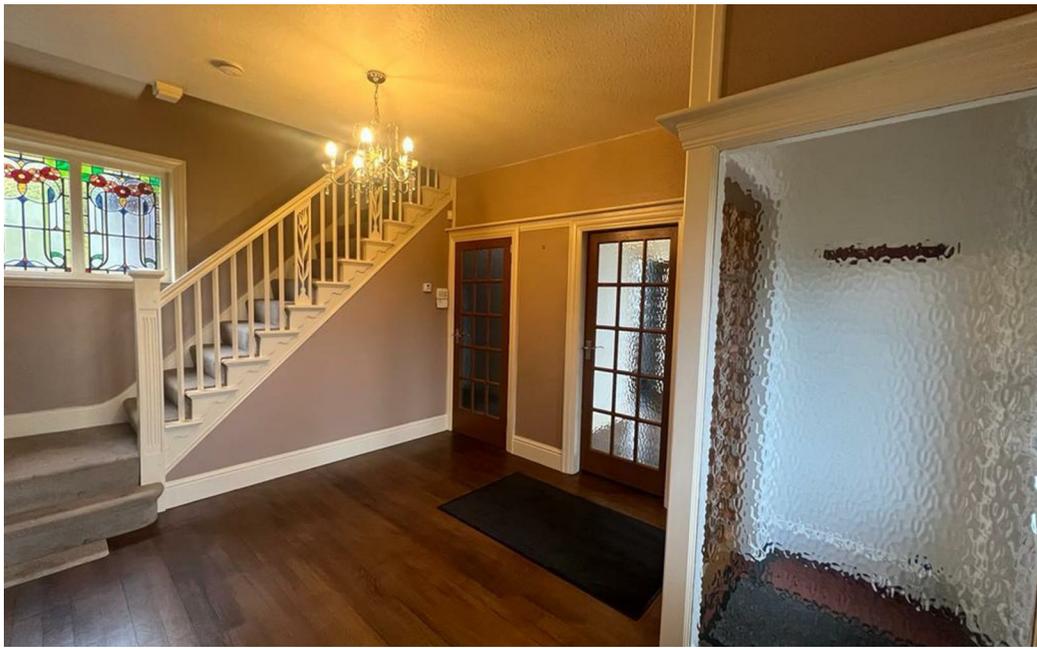


# Perry Park Road, Rowley Regis, B65 0BT

**Offers In Excess Of £500,000**

An impressive and rare opportunity to acquire this unique, distinctive, traditional three bedroom detached family home on this generous size wide plot. Offered with no upward chain this magnificent family home offers immense potential and boasts traditional features throughout. Positioned beyond a large in and out driveway the property briefly comprises of entrance porch and reception hall with feature stained glass, comfortable lounge with feature fire place and french doors leading to garden, separate sitting room with bay window, dining area open to well appointed kitchen, downstairs cloakroom/ utility and cellar providing useful storage space. Continuing upstairs off its charming gallery landing opens onto three double bedrooms, master bedroom with dressing room and en suite, further guest bedroom suite and large family bathroom. The rear garden is gradually tiered and mostly laid to patio, low maintenance and offers two large garages either side of the property. This home is well suited to those who admire the characterful properties that can be sympathetically modernised.





#### Front of The Property

To the front of the property with in and out tarmac driveway, gated side access, planted shrub borders, access to both garages, outdoor lighting, feature stained glass window to reception hall and steps up to storm porch with double glazed door to entrance porch.

#### Porch

With a double glazed door leading from the front of the property, door to reception hall, window to side and tiled floor.

#### Reception Hall

16'0" x 10'5" max

With a door leading from the porch, stairs to the first floor landing with feature balustrade, doors to various rooms, stained glass windows to front and rear, decorative picture rail, wooden floor and a central heating radiator.

#### Lounge

18'8" x 12'5"

With a door leading from the reception hall, feature fire place with electric fire, decorative coving, double glazed french doors to rear, double glazed window to front and two central heating radiators.

#### Sitting Room

15'5" x 13'1" max

With doors leading from the reception hall and dining area, decorative coving, wooden floor, double glazed bay window to front, further double glazed window to side and a central heating radiator.

#### Dining Area

13'1" x 12'5"

With doors leading from from the sitting room, reception hall, cellar and downstairs cloakroom, fitted high gloss kitchen cupboards and drawers, space for dining table, open to kitchen, recessed spotlights, tiled floor, double glazed bay window to side and a central heating radiator.

#### Kitchen

20'8" x 7'10"

Open from the dining area, fitted with a range of high gloss matching wall and base units, worksurfaces with tiled splashback, one and a half stainless steel sink and drainer, double oven and grill, separate electric hob, stainless steel cooker hood, dishwasher, space for American-style fridge freezer, recessed spotlights, tiled floor, double glazed windows and doors to rear garden.



#### WC

With a door leading from the dining area, WC, wash hand basin with tiled splashback, worktop, plumbing for washing machine, space for tumble dryer, tiled floor and a double glazed window to side.

#### Gallery Landing

With stairs leading from the reception hall, doors to various rooms, decorative picture rail, loft access, airing cupboard housing central heating boiler, further storage cupboard, double glazed window to rear and a central heating radiator.

#### Master Bedroom

15'8" x 13'1" max

With doors leading from the gallery landing en suite and dressing room, double glazed window to front and a central heating radiator.

#### Dressing Room

19'0" x 7'10" max

With a door leading from the master bedroom, double glazed windows to front and rear, recessed spotlights and a central heating radiator.

#### En Suite

With a door from the master bedroom, shower cubicle, WC, wash hand basin, tiled splashback, tiled floor, recessed spotlights, double glazed window to rear and a chrome heated towel rail.

#### Guest Bedroom

15'8" x 12'1"

With doors leading from the gallery landing and en suite, double glazed bay window to front, further double glazed window to side and a central heating radiator.

#### En Suite

With a door leading from the guest bedroom, shower cubicle, WC, wash hand basin, tiled splashback, tiled floor, recessed spotlights and a central heating radiator.

#### Bedroom Three

11'9" x 10'5"

With a door from the landing, double glazed window to front and a central heating radiator.



**Bathroom**

With a door from the gallery landing, shower cubicle, separate bath, WC, wash hand basin, bidet, tiled floor and walls, recessed spotlights, two double glazed windows to side and rear, a chrome heated towel rail and central heating radiator.

**Garage #1**

18'4" x 9'2"

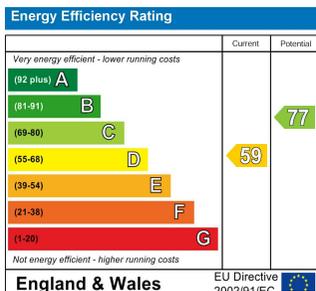
With roller shutter door leading from the front, door and window to garden, light and power.

**Garage #2**

With doors leading from the front of the property, window to side, door to garden, light and power.

**Garden**

With double glazed doors leading from the kitchen to tiered patio seating areas, decorative chipping stones, dwarf wall, two garden sheds, steps to further garden area with shrub borders, outside tap and gated side access leading to the front of the property.



**DISCLAIMER**

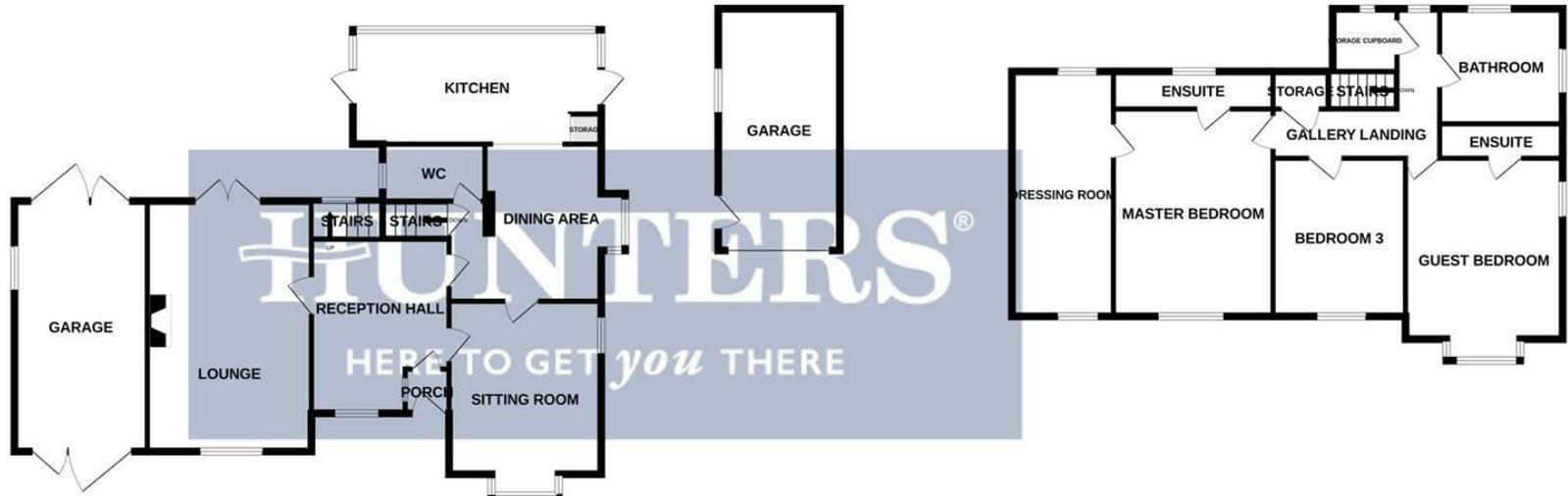
These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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BASEMENT

GROUND FLOOR

1ST FLOOR



Whilst 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, omission 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.  
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### **Viewing Arrangements**

Strictly by prior appointment only through the agent Hunters  
01384 443331 | Website: [www.hunters.com](http://www.hunters.com)

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