



**Bill Thomas Way**  
**Rowley Regis, B65 9AQ**  
**Monthly Rental Of £1,400**

- SOUGHT AFTER LOCATION
- FAMILY BATHROOM AND ENSUITE
- OFF ROAD PARKING FOR MULTIPLE VEHICLES
- MODERN FITTED INTEGRATED KITCHEN

## Bill Thomas Way, Rowley Regis, B65 9AQ

This wonderful, four bedroom property is in a prime location with access to the M5 and the A4123 perfect for city professionals or those who commute daily. The property lies within the much sought after catchment of Rowley Regis, whilst being ideally situated within a mile radius of Ofsted rated good schools and a plethora of leisure activities including Dudley Golf Club. Stepping into the entrance hall you are greeted with space and light. The large living room with high ceilings, a bay window and light-coloured carpets open up the space but still remaining cosy and practical with an electric glass fire at the centre of the room. Walking through the hallway and into the kitchen diner, you are greeted by a fantastically appointed kitchen with integrated and high-end white goods. To the left of this is a utility space with sink and space for washing facilities. This also leads on, usefully, to a downstairs WC. A set of French doors, with additional side glass panes, dominates the entire rear kitchen wall and leads into the manicured rear garden. The private garden is both manageable and practical benefiting from patio and grass areas. Heading upstairs the landing provides access to four large bedrooms, with a further family bathroom and en suite; both modern, tiled and providing a three-piece white suite. The master and second bedrooms benefit from fitted wardrobes and dressing table unit which maximises space leaving plenty of room to add your own personal touch. The third and fourth bedrooms have ample space to accommodate double beds. Additionally, the property has an integrated garage, off road parking, is double glazed and central heated.

Entrance Hall 8' 10" x 5' 6" (2.68m x 1.68m)

Bedroom 2 11' 4" x 10' 6" (3.46m x 3.20m)

Cloakroom 5' 7" x 3' 1" (1.71m x 0.95m)

Bedroom 3 10' 11" x 9' 9" (3.34m x 2.98m)

Living Room 17' 4" x 11' 1" (5.28m x 3.38m)

Bedroom 4 11' 10" x 11' 2" (3.60m x 3.40m)

Kitchen/Diner 15' 5" x 13' 10" (4.70m x 4.21m)

Family Bathroom 6' 6" x 7' 4" (1.98m x 2.24m)

Utility room 9' 0" x 5' 8" (2.74m x 1.72m)

Master bedroom 11' 1" x 17' 8" (3.39m x 5.39m)

En-suite 5' 0" x 6' 10" (1.53m x 2.08m)

### Further Information

Only those items mentioned within these particulars are included in the sale. All other items are excluded or may be negotiable with the vendor by separate agreement. Love Your Postcode has not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify they are in working order, or fit for their purpose. The buyer is strongly advised to obtain verification from their solicitor or surveyor. Double glazing and central heating exists only where specified.

### Property to Sell?

If in order to purchase this property you wish to sell your existing property, please do not hesitate to contact our multi award winning group on 0800 862 0871 where a member of staff will be pleased to discuss its current market value, our fees and services with you.

