



RENT  
**£1,200.00** PCM  
FREEHOLD  
BOUNDARY AVENUE,  
ROWLEY REGIS,  
B65



**ANSARS**  
ESTATE AGENTS



Rent

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Freehold

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Welcome to your new home at Boundary Avenue, Rowley Regis! This charming semi-detached house is now available for rent, offering a perfect blend of comfort and convenience. With 3 bedrooms, 1 bathroom, a garage, and a lovely garden, this property is ideal for families seeking a peaceful yet well-connected lifestyle. Step into the welcoming embrace of this delightful home, where a spacious fitted kitchen and double glazing create an inviting atmosphere. The property boasts a driveway, ensuring hassle-free parking, and is located in close proximity to public transport, making commuting a breeze. For families with young children, the location is within easy reach of several popular primary schools, including the School of Maths & Science (1.18km), Al Khair School (1.41km), and The Orchard School (1.44km). Additionally, the property is conveniently situated near esteemed colleges and universities, such as Cohor Tuition (0.98km), The College of Medical & Dental Technicians (1.06km), and Rowley Regis Center of Dudley College (1.52km), offering excellent educational opportunities for students. Residents can enjoy the convenience of nearby supermarkets, including Premier (0.89km), Iceland Supermarket Blackheath (0.92km), and Sainsbury's (1km), as well as easy access to quality dining at restaurants like Parkes Cakes By Natasha (0.9km), Penny's Fishbar (1.09km), and Ak Grill (1.13km). The property also benefits from close proximity to Rowley Regis Station (0.41km) and Old Hill Station (2.13km), ensuring seamless travel options. Furthermore, the area offers an array of amenities, from healthcare facilities such as Rowley Regis Hospital (1.69km) and pharmacies like Rowlands Pharmacy (0.71km), to fitness clubs like Victory Fitness (0.98km) and nightlife spots including Brandhall Conservative Club (0.65km) and The Old Dispensary Microbar (0.84km). In addition, the property is located near Blackheath Pound Plus (0.91km) and Waterfront Merry Hill (1.36km), providing convenient shopping experiences. With its close proximity to schools, transport links, healthcare facilities, and leisure options, this property presents an exceptional opportunity for a comfortable and vibrant lifestyle. Embrace the convenience and warmth of this home, and make Boundary Avenue your new address!

Under the Property Misdescription Act 1991 we endeavour to make our sales details accurate and reliable but they should not be relied upon as statements or representations of fact and they do not constitute any part of an offer of contract. The seller does not make any representations to give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers.

Under the Estate Agency Act 1991 you will be required to give us financial information in order to verify your financial position before we can recommend any offer to the vendor.





### Features:

Garden

Close to public transport

Double glazing

Driveway

Fitted Kitchen

Shops and amenities near

Garage



Phone: 0121 565 2525

Email: [info@ansars.org.uk](mailto:info@ansars.org.uk)

<http://www.ansars.org.uk/>

