

HUNTERS®

HERE TO GET *you* THERE



Siviters Lane

Rowley Regis, B65 8DP



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Offers In The Region Of £385,000



Front of The Property

Beyond mature shrub frontage leads to patio walk-through providing access to porch, driveway leading to garage, gated side access, outdoor lighting and double glazed door leading to hall.

Porch

With feature stained glass doors leading from the front of the property and entrance hall.

Entrance Hall

With feature stained glass door leading from porch, stairs to first floor landing complete with panelling, traditional minton tiled floor, cornice, picture rail, stained glass double glazed window to side and a central heating radiator.

Lounge

12'5" x 12'1" (3.8 x 3.7)

With a door leading from entrance hall, feature fire place with electric fire and marble hearth, comfortable space for seating, cornice, picture rail, ceiling rose, double glazed bay window to front with feature stained glass and a central heating radiator.

Sitting Room

16'8" x 14'5" into bay (5.1 x 4.4 into bay)

With a door leading from entrance hall, feature fire place with gas fire and marble hearth, comfortable space for seating, cornice, picture rail and ceiling rose, double glazed patio doors leading to rear into bay with feature stained glass and a central heating radiator.

Dining Room

13'1" x 10'9" (4 x 3.3)

With doors to various rooms, space for dining table, butlers cupboard, double glazed windows to front and side and a central heating radiator.

Kitchen

10'2" x 9'6" (3.1 x 2.9)

With a door leading from side hall, fitted with a range of matching wall and base units, work surfaces with tiled splashback, stainless steel sink and drainer, space for cooker with extractor hood over, integrated fridge, space for appliances, wall mounted central heating boiler, double glazed window to rear and a central heating radiator.

Side Hall

With a double glazed composite door leading from the side of the property, doors to various rooms, parquet floor, open storage area, window to front, double glazed door leading to rear and a central heating radiator.

Landing

With stairs leading from entrance hall, doors to various rooms, large storage cupboard and feature stained glass window to front.

Tel: 01384 443331

Bedroom One

16'4" x 11'9" max (5 x 3.6 max)

With a door leading from landing, built-in wardrobes and shelves, picture rail, double glazed window to rear and a central heating radiator.

Bedroom Two

12'9" x 11'9" (3.9 x 3.6)

With a door leading from landing, picture rail, double glazed window to front and side and a central heating radiator.

Bedroom Three

13'1" x 8'10" (4 x 2.7)

With a door leading from landing, double glazed window to rear and a central heating radiator.

Shower Room

With a door leading from landing, corner shower, WC, wash hand basin set into vanity unit, part tiled walls, extractor fan, double glazed window to side and a central heating radiator.

Bathroom

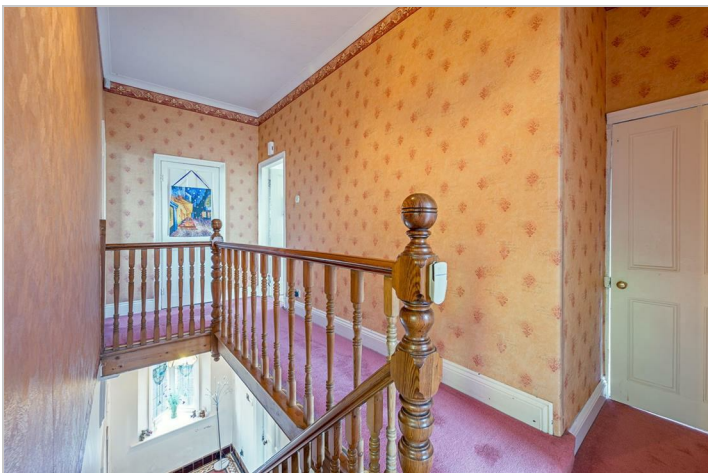
With a door leading from landing, bath, wash hand basin, part tiled walls, double glazed window to side and a central heating radiator.

Cellar

With stairs leading from dining room, useful storage space, light and power.

Garden

With double glazed door leading from side hall to a patio seating area, mature shrub borders, well maintained lawn, pond, summerhouse, greenhouse, useful outside stores and WC, outside tap and gated side access leading to the front of the property.



A satellite map view of the Rowley Regis Hospital area. A red circular marker with a white 'H' is placed on the road. An orange location pin is placed on the hospital grounds. The text 'Rowley Regis Hospital' is overlaid on the map. Street names 'Tawes Ln' and 'Powke Ln' are visible. The bottom of the image shows a copyright notice: 'bus, Landsat / Copernicus, Maxar Technologies'.

The floor plan is divided into three levels: BASEMENT, GROUND FLOOR, and 1ST FLOOR.

BASEMENT: Includes a CELLAR and STAIRS (UP).

GROUND FLOOR: Includes a PORCH, ENTRANCE HALL, LOUNGE, SITTING ROOM, KITCHEN, DINING ROOM, HALL, LOBBY, WC, STORAGE, and GARAGE. A large 'HUNTERS' logo is overlaid on the ground floor plan with the text 'HERE TO GET you THERE'.

1ST FLOOR: Includes three BEDROOMS, a BATHROOM, a SHOWER ROOM, and a LANDING. STAIRS (DOWN) are located on the landing.

Please contact our Hunters Stourbridge Office
on 01384 443331 if you wish to arrange a viewing appointment for this
property or require further information.

Energy Efficiency Rating

Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
	74
	61

Not energy efficient - higher running costs

England & Wales

EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
	74
	61

Not environmentally friendly - higher CO₂ emissions

England & Wales

EU Directive 2002/91/EC

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.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.