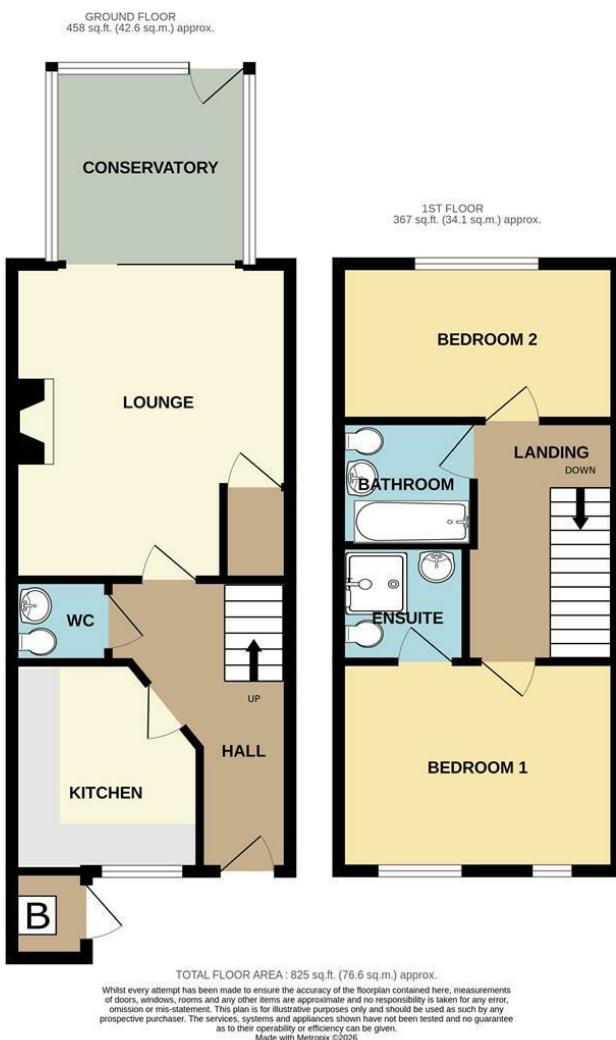


3 Bell End, Rowley Regis, B65 9LP



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Hicks Hadley

**13 Hagley Road
Halesowen
West Midlands
B63 4PU**



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<https://www.hickshadley.co>

****NO UPWARD CHAIN****

A superb, two bedroom, modern mid terraced property in this most convenient of locations for access to all local amenities including schools, shops and transport links. The property briefly comprises: entrance hall, fitted kitchen, downstairs wc, spacious lounge, impressive conservatory, bathroom to first floor, two double bedrooms and ensuite shower room to master. The property further benefits from: garage to the rear of the property, double glazing, gas central heating, front garden and private rear garden. **EARLY VIEWING HIGHLY RECOMMENDED.** EPC: C

Hicks Hadley

Offers In The Region Of £205,000 - Freehold



Entrance Hall

With double glazed front door, stairs to first floor and doors into:

Fitted Kitchen 9'9 x 8'7 (2.97m x 2.62m)

Having matching wall and base units with worktops over to incorporate one and a half bowl drainer sink unit, gas hob with extractor over, integrated appliances to include: oven, fridge, washing machine and dishwasher, tiled flooring, splash back tiling, central heating radiator and double glazed window to front elevation.

Downstairs WC

With low flush wc, pedestal wash hand basin, central heating radiator, extractor fan and ceramic tiling.

Spacious Lounge 14'7 x 12'11 (max) (4.45m x 3.94m (max))

Having central heating radiator, feature fireplace, gas fire, under stairs storage cupboard and patio door into:

Conservatory

With central heating radiator, double glazing to side and rear elevation and double glazed door into garden.

Landing

Having loft hatch and doors into:

Bedroom One 12'10 x 9'9 (3.91m x 2.97m)

With central heating radiator, two double glazed windows to front elevation and door into:

Ensuite Shower Room

With shower cubicle, low flush wc, pedestal wash hand basin and ceramic tiling.

Bedroom Two 12'11 x 7'3 (3.94m x 2.21m)

With central heating radiator and double glazed window to rear elevation.

Bathroom 6'5 x 5'9 (1.96m x 1.75m)

Having panel bath, low flush wc, pedestal wash hand basin, central heating radiator and ceramic tiling.

Garage

With up and over door.



Outside

Front: Having low level border wall with opening to pathway leading through low maintenance front garden to front door entrance.

Rear: With stepping stones leading across rear lawn to patio area and back gate leading to garage.

Agents Note

EPC: C

Council Tax Band: B

All mains services are connected: gas/water/electric.

Broadband/Mobile coverage- please check on link:



[-//checker.ofcom.org.uk/en-gb/broadband-coverage](http://checker.ofcom.org.uk/en-gb/broadband-coverage)

We have been informed that the property is freehold. Please check this detail with your solicitor.

