

174 Hanover Road, Rowley Regis, B65 9EQ



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Hicks Hadley

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****GREAT FOR FAMILIES****

An updated three bedroom semi-detached family home in this popular location for schools and all local amenities. The property briefly comprises: porch, entrance hall, spacious lounge, open plan refitted kitchen/diner, utility area with downstairs wc, three generously sized bedrooms and modern family bathroom to first floor. The property further benefits from: driveway, private low maintenance rear garden, gas central heating and double glazing. VIEWING HIGHLY RECOMMENDED. EPC: D

Hicks Hadley

£240,000 - Freehold



Porch

With double glazing to front and side elevation and door into:

Entrance Hall

With storage cupboard, modern vertical radiator, ceramic tiling, spotlights, stairs to first floor and doors into:

Spacious Lounge 13'10 x 13' (max) (4.22m x 3.96m (max))

With feature fireplace, gas fire, central heating radiator and double glazed bay window to front elevation.

Refitted Kitchen/Diner 20'2 x 10'8 (max) (6.15m x 3.25m (max))

Having matching wall and base units with worktops over, one and a half drainer sink unit, integrated dishwasher, integrated Zanussi oven, gas hob, extractor over, splash back tiling, breakfast bar area, two central heating radiators, storage cupboard with plumbing for automatic washing machine, double glazed windows to side and rear elevation and door into:

Utility Area 15'4 x 5'4 (4.67m x 1.63m)

With space for dryer, space for further appliance, central heating radiator, double glazing to rear elevation, door into garden, storage cupboard and door into:

Downstairs WC

With low flush wc.

Landing

With loft hatch, obscured double glazed window to side elevation and doors into:

Bedroom One 12'1 x 11'4 (max) (3.68m x 3.45m (max))

With integrated wardrobe, central heating radiator and two double glazed windows to front elevation.

Bedroom Two 12'5 x 9'1 (3.78m x 2.77m)

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

Bedroom Three 8'6 x 8'3 (2.59m x 2.51m)

With double glazed window to front elevation.



Family Bathroom 7'9 x 7'7 (max) (2.36m x 2.31m (max))

Having suite to include: 'P' shaped bath with shower over, shower screen, vanity wash hand basin, low flush wc, spotlights, storage cupboard housing wall mounted boiler and obscured double glazed windows to side and rear elevation.

Outside

Front: With driveway for two cars leading to front door.

Rear: With decked patio area and right hand pathway to the rear of the garden with adjacent artificial turf.

Agents Note

We have been informed that the property is freehold.

Please check this detail with your solicitor.

COUNCIL TAX BAND: B

All main services are connected.

Broadband/mobile coverage- please check on link- <http://checker.ofcom.org.uk/en-gb/broadband-coverage> EPC:D

