

22 Druids Avenue, Rowley Regis, B65 9RH



## 22 Druids Avenue, Rowley Regis



**Hicks Hadley**

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**\*\*NO UPWARD CHAIN\*\***

A well presented three bedroom link detached property in this most popular of locations for schools, transport links and all local amenities. The property briefly comprises: entrance hall, spacious lounge, fitted kitchen/diner, large impressive conservatory, three generously sized bedrooms, bathroom and separate wc to first floor. The property further benefits from: driveway, private rear garden, garage, gas central heating and double glazing. SUPERB OPTION FOR UPSIZERS. EPC: TBA

**Asking Price £285,000 - Freehold**

**Hicks Hadley**





#### Entrance Hall

With central heating radiator, stairs to first floor, double glazed window to side elevation and door into:

#### Spacious Lounge 16'10 x 12'9 (max into bay) (5.13m x 3.89m (max into bay))

With two central heating radiators, feature fireplace, double glazed bay window to front elevation and access into:

#### Fitted Kitchen/Diner 15'9 x 10'7 (max) (4.80m x 3.23m (max))

Having matching wall and base units with worktops over, one and a half bowl drainer sink unit, integrated Smeg oven, integrated Smeg gas hob, integrated dishwasher, integrated fridge, double glazed window to rear elevation and access into:

#### Large Conservatory 15'9 x 12'1 (4.80m x 3.68m)

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

#### Landing

With storage cupboard housing wall mounted Worcester boiler, loft hatch, obscured double glazed window to side elevation and doors into:

#### Bedroom One 13'4 x 9'2 (4.06m x 2.79m)

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

#### Bedroom Two 10'1 x 6'11 (3.07m x 2.11m)

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

#### Bedroom Three 9'2 x 6'3 (2.79m x 1.91m)

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

#### Bathroom

Having panel bath, shower over, pedestal wash hand basin, central heating radiator, ceramic tiling and obscured double glazed window to rear elevation.

#### Garage 16'10 x 8' (5.13m x 2.44m)

Having plumbing for automatic washing machine, space for dryer, up and over front entrance door and obscured double glazed door fitted to rear elevation.



#### Outside

Front: With block paved driveway leading to garage entrance door and front door.

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EPC: D

Rear: Having patio area and steps down to further patio area with lawn and decorative mature shrubbery.

#### Agents Note

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

COUNCIL TAX BAND: C

All main services are connected (gas/water/electric).

Broadband/Mobile coverage- please check on link-

