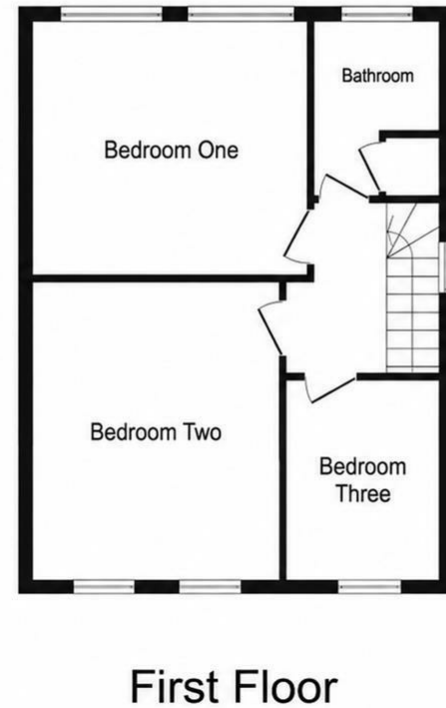
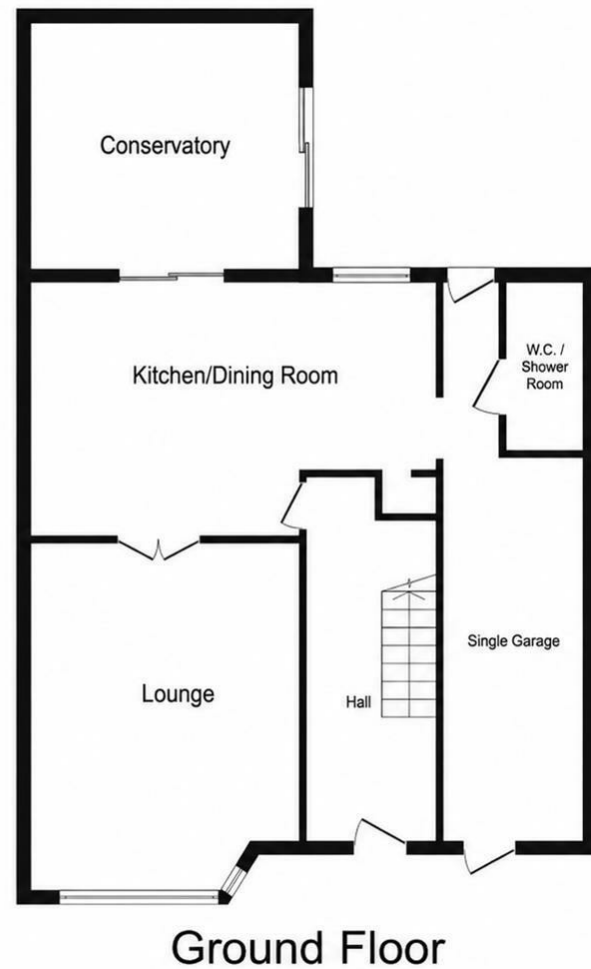


174 Throne Road, Rowley Regis, B65 9LD



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Hicks Hadley

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****OFFERING NO UPWARD CHAIN****

Hicks Hadley are proud to offer this extended and well-presented three-bedroom family home, perfectly located for easy motorway access and excellent transport links.

The property provides a lovely through lounge, a sociable kitchen-diner, a bright conservatory, a large utility area, and a handy ground-floor shower room. Upstairs you'll find three bedrooms and a modern family bathroom. Outside, the beautifully landscaped garden and generous driveway parking complete this fantastic home. A viewing is highly recommended.

Asking Price £260,000 - Freehold

Hicks Hadley



Entrance hallway

Composite front door fitted with double glazed privacy glass panel to the side allowing much natural sunlight through, radiator fitted to the inside elevation.

Lounge 13'0"max x10' 11"max (3.96mmax x3.05m 3.35mmax)

Double glazed window to front elevation, central heating radiator, electric fire with feature surround and feature glass double doors to kitchen with panels both sides allowing much natural sunlight through.

Kitchen/Dining room 18'6"max x10'10"max (5.64mmax x3.30mmax)

A beautifully re-fitted kitchen featuring an impressive range of contemporary wall and base units with complementary work surfaces, inset sink and drainer, and integrated oven with gas hob and cooker hood. The room offers a stylish central island, part-tiled walls, central-heating radiator, and a double-glazed window overlooking the rear garden. Doors lead through to the utility room and the conservatory, creating an excellent flow for modern family living.

utility 14'5"max x6'11"max (4.4"max x2.13mmax)

Double glazed privacy glazed window and door to front elevation, range of units with sink and drainer, plumbing for washing machine, space for appliances, under stairs storage cupboard, partially tiled walls, access door to w.c/shower room and half glazed door to rear garden.

Ground floor shower room

Double glazed privacy window to rear elevation, walk in shower cubicle with thermostatic water fall effect shower head, low flush w.c.

Conservatory 11'11" x 8'7" (3.63m x 2.62m)

Double glazed, french style doors opening into the rear garden.

Landing

Privacy glazed window fitted to the side elevation, Loft access above.

Bedroom One 10'11"max x 10'11" (3.33mmax x 3.33m)

Two double glazed window fitted to the rear elevation, radiator fitted to the rear elevation.

Bedroom Two 11'1" x 10'max (3.38m x 3.05mmax)

Two double glazed windows fitted to the front elevation, radiator fitted to the front elevation.

Bedroom Three 7'11"x 6'9" (2.41mx 2.06m)

Double glazed window fitted to the front elevation, Radiator fitted to the inside elevation.



Family Bathroom

Privacy glazed window fitted to the rear elevation, Radiator fitted to the inside elevation, bath tub fitted with electric shower over, low flush w.c and sink fitted, partially tiled walls, storage cupboard housing central heating boiler.

External

To the front of the property, a generous concrete print driveway provides ample off-road parking for multiple vehicles. To the rear, you'll find a beautifully maintained garden, an ideal space for families and entertaining - featuring a spacious patio area leading onto a well-kept lawn. A pathway guides you towards the far end of the garden, where you'll discover an additional patio area, further lawns, a charming feature pond with pergola, and a delightful summerhouse, creating a perfect retreat for relaxation.



Agent Notes

All main services are connected . (Gas/ Electric / Water)

Broadband/Mobile coverage- please check on link - [//checker.ofcom.org.uk/en-gb/broadband-coverage](http://checker.ofcom.org.uk/en-gb/broadband-coverage)

Council Tax Band :B

EPC :D

Tenure Information :FREEHOLD

Any other Material Facts :Traditional brick and block build with tiled and partially flat roof, All information has been provided by the vendor, please confirm details with a chosen solicitor.

