

31 Doulton Road, Rowley Regis, West Midlands, B65 8JW




## 31 Doulton Road, Rowley Regis



**Hicks Hadley**

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

 0121 585 66 67

 [sales@hickshadley.com](mailto:sales@hickshadley.com)

 <https://www.hickshadley.com>

**\*\*SUPERB FIRST TIME BUY\*\***

Hicks Hadley welcome to the market this beautifully presented two bedroom semi detached property, conveniently situated for amenities and transport links nearby. The property briefly comprises: Entrance hallway, spacious lounge, re-fitted kitchen and dining room, on the first floor sits two double bedrooms and a modern family bathroom. This property offers move in ready accommodation. The property further benefits from off road parking, double glazing and gas central heating. This property is not one to miss.

**Asking Price £220,000 - Freehold**

**Hicks Hadley**





**Entrance hallway 6'8" x 5'5" (2.03m x 1.65m)**  
Composite front door fitted with glazed panels, radiator fitted to the side elevation.

**Lounge 13'7" x 10'2" (4.14m x 3.10m)**  
Double glazed bay style window fitted to the front elevation, Gas central heating radiator fitted to the inside and front elevation.

**Kitchen/Dining room 13'4" x 11'11"max (4.06m x 3.63mmax)**  
Double glazed window and glazed French doors fitted to the rear elevation, ample space for dining table and chairs, stainless steel one and a half bowl and drainer with mixer tap fitted, 'Oak block' style worktops fitted, four ring gas hob with integrated oven fitted, Integrated dishwasher fitted, radiator fitted to the side elevation, under stair storage space, ample space for washing machine and tall fridge freezer.

**W.C**  
Partially tiled walls, double glazed window fitted to the side elevation, Radiator fitted to the inside elevation low flush w.c and sink with chrome mixer tap.

**Landing 6'8" x 5'5" (2.03m x 1.65m)**  
Access to partially boarded loft with pull down ladders, doors leading to:

**Bedroom one 13'3" x 9'9" (4.04m x 2.97m)**  
Double glazed window fitted to the rear elevation, Radiator fitted to the rear elevation, fitted wardrobe space.

**Bedroom two 13'3"max x 8'7" (4.04mmax x 2.62m)**  
Two double glazed windows fitted to the front elevation, radiator fitted to the front elevation, storage cupboard housing combi boiler.

**Family bathroom**  
Privacy double glazed window fitted to the side elevation, Partially tiled walls, radiator fitted to the inside elevation, Bath tub with thermostatic shower over head with glass shower screen fitted, low flush w.c and floating sink with mixer tap fitted.

**External**  
To the frontage sits a spacious block paved and slabbed driveway with ample off road parking available, side access gate to the rear garden with slabbed area and mature lawn perfect for low maintenance living.

**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 :B



Tenure Information :FREEHOLD

Any other Material Facts :Brick and timber framed property, All information has been provided by the vendor, Please confirm details with a chosen solicitor.

