

3 Bell End, Rowley Regis, B65 9LP



## 3 Bell End, Rowley Regis



### Hicks Hadley

13 Hagley Road  
Halesowen  
West Midlands  
B63 4PU

0121 585 66 67

sales@hickshadley.com

<https://www.hickshadley.com>

**\*\*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**

**Offers In The Region Of £215,000 - Freehold**

Hicks Hadley





#### 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](https://checker.ofcom.org.uk/en-gb/broadband-coverage)

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

