

40 Dudley Road, Rowley Regis, B65 8JJ



## 40 Dudley 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>

Hicks Hadley are delighted to present this three-bedroom semi-detached property, set on a generous plot and offering excellent potential. Ideally located for convenient transport links, local amenities, and well-regarded schools, this home is perfectly positioned for families and commuters alike. The accommodation briefly comprises an entrance porch, a spacious lounge, and a kitchen-dining area, complemented by a useful utility space with scope to convert into a ground-floor W.C. (subject to requirements). To the first floor are three well-proportioned bedrooms and a family bathroom. Externally, the property boasts a substantial rear and side garden, along with a garage situated at the far end of the plot — offering superb outdoor space and further potential. Viewing is highly recommended to appreciate the size and opportunity this property presents.

**Offers In The Region Of £235,000 - Freehold**



### Porch

#### Entrance hallway

Radiator fitted to the side elevation, Fuse box fitted above.

#### Lounge 13'9"ax x 13'9" (4.2max x 4.2)

Bay style window fitted to the front elevation, Gas fire place fitted central also housing the back boiler heating system which is currently not in use, Under stair cupboard space.

#### Kitchen/Diner 17'0" max x 9'2" (5.2 max x 2.8)

Double glazed window fitted to the rear and side elevation, Radiator fitted to the inside elevation, partially tiled walls, one bowl stainless steel sink and drainer fitted with mixer tap, Oven and ceramic hob and stainless steel extractor fan fitted above, appliance space for washing machine and dryer.

#### Utility space

Appliance space and privacy glazed window fitted to the side elevation.

#### Landing

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

#### Bedroom one 12'5" x 9'2" (3.8 x 2.8)

Double glazed window fitted to the rear elevation, radiator fitted to the rear elevation.

#### Bedroom two 10'5"x.9'2" max (3.2x.2.8 max)

Double glazed window fitted to the front elevation, radiator fitted to the front elevation,

#### Bedroom three 9'6" x 7'2" (2.9 x 2.2)

Double glazed window fitted to the rear elevation, radiator fitted to the rear elevation.

#### Family bathroom

Privacy glazed window fitted to the front elevation, partially tiled walls, electric shower fitted over bath tub with glass shower screen fitted, sink and low flush w.c fitted, radiator fitted to the inside elevation.

#### External

To the front of the property is a slabbed pathway with a lawned area and mature shrubs bordering the plot, continuing around to the side where a gated side access is provided. At the rear, the property enjoys a slabbed patio area leading onto a well-maintained lawn, offering an excellent space.



### Garage

Vendor has advised (may contain asbestos)

### 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 :A

EPC :TBC

Tenure Information :Freehold



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

