

.103 Harvest Road, Rowley Regis, B65 8EH



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Hicks Hadley

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OFFERING NO UPWARD CHAIN

Hicks Hadley are proud to welcome to a delightful two-bedroom semi-detached property which offers spacious and well-presented accommodation, ideally situated close to local amenities, transport links, rail connections and motorway networks. The property briefly comprises a welcoming front lounge, a spacious family kitchen diner, and a side lobby with a useful utility room. To the first floor are two well-proportioned bedrooms and a family bathroom. Externally, the property benefits from a good-sized rear garden with gated access to the rear, along with a driveway providing ample off-road parking. Conveniently located and ready to move into, this charming home would make an ideal purchase for first-time buyers, downsizers, or investors alike.

Asking Price £200,000 - Freehold

Hicks Hadley



Approach

Approached via block paved driveway , ample for at least two cars , with access to side lobby and front door opening into hallway

Entrance hallway

Stairs up to First Floor , double glazed window to side elevation, central heating radiator, wood effect flooring and doors leading to Lounge and Kitchen

Lounge 11' x 10'3" into bay (3.35m x 3.12m into bay)

Located to the front with a double glazed bay window, central heating radiator, glass panelled door to hallway, gas fire with feature surround



Kitchen/ Dining Room 17'4" max x 10'3" (5.28m max x 3.12m)

An Impressive Family Dining Kitchen : Fitted with a range of matching wall and base units with work surfaces over , sink and drainer, complimentary splash back tiling , space for cooker , door to under stairs storage pantry, central heating radiator, wood effect flooring, plumbing for washing machine , space for appliances , double glazed window to rear and double glazed french doors out to garden, space for a dining table and chairs, door leading to side lobby and through to utility .

Side Lobby

With double glazed door to front , door to rear garden and door to utility.

Utility

With two double glazed windows, work surfaces and space for appliances



First Floor Landing

Double glazed window to side elevation, loft access and doors leading to :

Bedroom One 14'4" x 8'8" (4.37m x 2.64m)

Double Bedroom with two double glazed windows to the front elevation, central heating radiator , door to storage cupboard housing central heating boiler.

Bedroom Two 10'7" x 10'3" into recess (3.23m x 3.12m into recess)

Double Bedroom , double glazed window to rear and central heating radiator



Family Bathroom

White suite comprising of panelled bath with mixer shower over, glass shower screen, heated towel rail, low level flush WC , vanity wash hand basin , tiling to walls , mirrored wall cabinet , with double glazed privacy glass window to rear elevation.

Rear Garden

Of Good Size Ideal family Garden : Patio Area with outside tap, with lawn and pathway to the rear, fencing to borders , shed , and double gates opening to the rear offering further off road parking if required .

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 :All information has been provided by the vendor, Please confirm all details with a chosen solicitor.

