

37 Perry Park Road, Rowley Regis, B65 0BS



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### Hicks Hadley

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**\*\*OFFERING A MODERN AND THOUGHTFULLY EXTENDED FAMILY HOME\*\***

Hicks Hadley welcome to the market this attractive and well proportioned traditional semi detached family home in popular location, offering modern and convenient living. This home briefly comprising; welcoming hallway, large lounge/diner/impressive kitchen, separate utility space, on the first floor sits three bedrooms and family bathroom with large loft room above, this property further benefits from gas central heating, double glazing and a spacious garage. EPC:TBC

**Offers In The Region Of £300,000 - Freehold**

Hicks Hadley





**Entrance hallway 13'5" x 7'9" (4.09m x 2.36m)**  
Composite front door fitted with double glazed panels both sides allowing much natural sunlight through, radiator fitted to the side elevation, ground floor w.c.

**Ground floor w.c**  
fitted with low flush w.c and sink.

**Kitchen/dining/lounge 37'9" x 19'6" (11.51m x 5.94m)**  
With double glazed bay style window to the front elevation, modern fitted tall radiators fitted to the inside elevation walls, Modern fitted kitchen fitted with modern base and wall handless units, ample unit and drawer space available, one bowl sink fitted with drainer and chrome mixer tap, Freestanding 'AEG' extractor fan fitted, BOSCH double oven integrated, touch screen 'NEFF' induction hob integrated, Integrated dishwasher, space for fridge freezer, wall mounted combi 'Worcester' boiler fitted and housed in unit, Lounge space allows for much natural sun light with sky light style windows and bi folding doors through the patio area.

**Utility 8'9" x 7'4" (2.67m x 2.24m)**  
Double glazed window fitted to the rear elevation, Partially glazed access door to the rear garden and a integral door with access to the garage, Base and wall units available with appliance space, stainless steel one and a half bowl sink with drainer with chrome mixer tap fitted.

**Garage 16'6" x 9'2" (5.03m x 2.79m)**  
Up and over garage door with integral door.

**Landing 10'5" x 7'9" (3.18m x 2.36m)**  
Double glazed window fitted to the side elevation.

**Bedroom One 12'6" x 11'2" (3.81m x 3.40m)**  
Double glazed window fitted to the rear elevation, radiator fitted to the inside elevation, coving throughout.

**Bedroom Two 11'4"max x 7'0" (3.45mmax x 2.13m)**  
Double glazed window to the front elevation, radiator fitted to the side elevation.

**Bedroom Three 7'9" x 6'1" (2.36m x 1.85m)**  
Double glazed window fitted to the front elevation, radiator fitted to the side elevation.

**Loft Room 13'8 x 11'11max rhh (4.17m x 3.63mmax rhh)**  
Fitted with two Velux style windows, spotlight style lighting.



#### Family Bathroom

Obscured double glazed window fitted to the rear elevation, partially tiled walls, bath tub fitted with free standing waterfall effect thermostatic shower, chrome towel radiator fitted, floating effect sink with mixer tap and vanity unit underneath, low flush w.c.

#### External

To the rear of the property with patio area, mature turf and planting throughout.

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



Council Tax Band :C

EPC :TBC

Tenure Information :Freehold

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

