

6 Highfield Crescent, Rowley Regis, B65 0BZ



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



## 6 Highfield Crescent, Rowley Regis



**Hicks Hadley**

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**\*\*NO UPWARD CHAIN\*\***

EXTENDED DETACHED FAMILY HOME Situated in this convenient quiet cul de sac bordering Halesowen and close to many amenities to include: public transport links, local shops and schools. This property has been REFURBISHED to the highest standards and comprises; porch, hallway, refitted breakfast kitchen, downstairs WC, lounge, dining room and three good sized bedrooms, master en suite and refitted bathroom to the first floor. The property benefits from having new boiler, flooring, windows, impressive rear garden and driveway. SUPERB OPTION FOR UPSIZERS. EPC: D

**Offers Over £389,950 - Freehold**

**Hicks Hadley**





#### Approach

Via tarmac driveway providing ample off road parking with steps leading to entrance porch.

#### Porch

Having UPVC double glazed door, laminate flooring, ceiling light, double glazed windows to front and side elevations and solid wood panelled door into;

#### Reception Hallway

With laminate flooring, stairs to first floor, understairs cupboard, two ceiling light points and doors off;

#### Lounge 13'07" x 15'01" max (4.14 x 4.60 max)

Having laminate flooring, central heating radiator, ceiling light point, feature fireplace with gas fire and double glazed bay window to front elevation.

#### Dining room 13'06" x 11'05" (4.11 x 3.48)

With laminate flooring, feature fireplace, central heating radiator, picture rail, ceiling light point and double glazed french doors to rear garden.

#### Extended Breakfast Kitchen 20'06" x 16'07" (6.25 x 5.05)

Refitted with a range of base units with marble effect work surfaces over, tiled splash backs, range style cooker with extractor over and steel splash back, integrated dishwasher, one and a half bowl sink unit with mixer hose tap, island with cupboards and breakfast bar and lighting over, matching wall units, spot lights, central heating radiator, double glazed window to rear elevation, UPVC door to rear garden, door to garage and door to;

#### Guest Cloakroom

With low flush WC, wash hand basin, heated towel rail, extractor fan and tiled flooring.

#### Landing

Stairs lead from the reception hallway to the first floor with double glazed window to side elevation, dado rail, ceiling light point and doors off.

#### Bedroom One 12'11" x 11'05" (3.94 x 3.48)

Good sized double with double glazed window to rear elevation, central heating radiator, ceiling light point, and door to;

#### En suite

Having corner shower cubicle with luxury power shower and entertainment system, low flush WC, heated towel rail, wash hand basin and obscured double glazed window to rear elevation.

#### Bedroom Two 15'01" x 11'06" (4.60 x 3.51)

Spacious double with double glazed bay window to front elevation, central heating radiator and ceiling light point.

#### Bedroom Three 8'03" x 8'05" (2.51 x 2.57)

With double glazed window to front elevation, central heating radiator and ceiling light point.



#### Refitted Bathroom

With free standing claw foot bath with shower attachment, low flush WC, vanity unit with wash hand basin, heated towel rail, tiled walls and obscured double glazed window to rear elevation.

#### Garage 15'09" x 7'10" (4.80 x 2.39)

With electric roller door, power and wall mounted central heating boiler.

#### Outside

To the front of the property is a tarmac driveway providing ample off road parking, raised bed to side planted with shrubs and steps lead up to the entrance porch.

To the rear is a good sized private garden with paved patio area with ornamental pond and brick built outhouses. Steps lead up to the lawn with paved pathway to side leading to the



rear of the garden where there are two green houses. The garden is planted with many mature shrubs and fruit trees to include Apple, Plum, and Cherry.

#### Agents Note

COUNCIL TAX BAND: D

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

EPC: D

Broadband/mobile coverage- please check on link - [//checker.ofcom.org.uk/en-gb/broadband-coverage](http://checker.ofcom.org.uk/en-gb/broadband-coverage)

