

.72 Queens Drive, Rowley Regis, B65 9JJ



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Hicks Hadley

13 Hagley Road
Halesowen
West Midlands
B63 4PU

0121 585 66 67

sales@hickshadley.com

<https://www.hickshadley.com>

****NO UPWARD CHAIN** **MOVE IN READY** **PERFECT FOR FIRST TIME BUYERS****

A WELL PRESENTED semi detached property situated in this popular road close to many amenities to include local schools, shops, public transport links and motorway connections. The property briefly comprises; hall, spacious lounge/dining room, fully fitted kitchen and three bedrooms and shower room to the first floor. The property further benefits from have a LARGE GARAGE /WORK SHOP, easy to maintain sunny garden, gas central heating, double glazing and driveway providing ample parking for several cars. EPC:D

Asking Price £225,000 - Freehold

Hicks Hadley



Hallway

With UPVC front door with decorative glass panel, stairs to first floor landing, central heating radiator and door to:

Lounge/Dining room 23'00" x 11'11" (7.01m x 3.63m)

With double glazed leaded window to front elevation, feature fireplace, double glazed patio doors to rear garden, two central heating radiators and door to;

Kitchen 8'01" x 7'01" (2.46m x 2.16m)

Fully fitted with a range of white base units with work surfaces over, single drainer sink unit, integrated electric oven, gas hob, tiled walls, matching wall units, wall mounted cupboard housing boiler, larder cupboard, large walk in storage cupboard with plumbing for automatic washing machine, double glazed window to side elevation and UPVC door with obscured glass panel to rear garden.

Landing

Stairs lead from the hallway to the first floor with loft access, large storage cupboard and doors off:

Bedroom One 8'11" x 11'05" (2.72m x 3.48m)

With double glazed leaded window to front elevation, fitted wardrobes and cupboards and central heating radiator.

Bedroom Two 11'03" x 9'00" (3.43m x 2.74m)

With double glazed window to rear elevation, storage cupboard and central heating radiator.

Bedroom Three

With double glazed leaded window to front elevation, fitted wardrobe and central heating radiator.

Shower room

Having low flush WC, Pedestal wash hand basin walk in shower, tiled walls, tiled flooring, central heating radiator and obscured double glazed window to rear elevation.

Garage/Workshop

With up an over door, wall mounted sink, power, two double glazed windows to side, and door to garden.

External

Agent Notes

All main services are connected . (Gas/ Electric



/ Water)



Tenure Information :Freehold

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

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.

Council Tax Band :B

EPC :D

