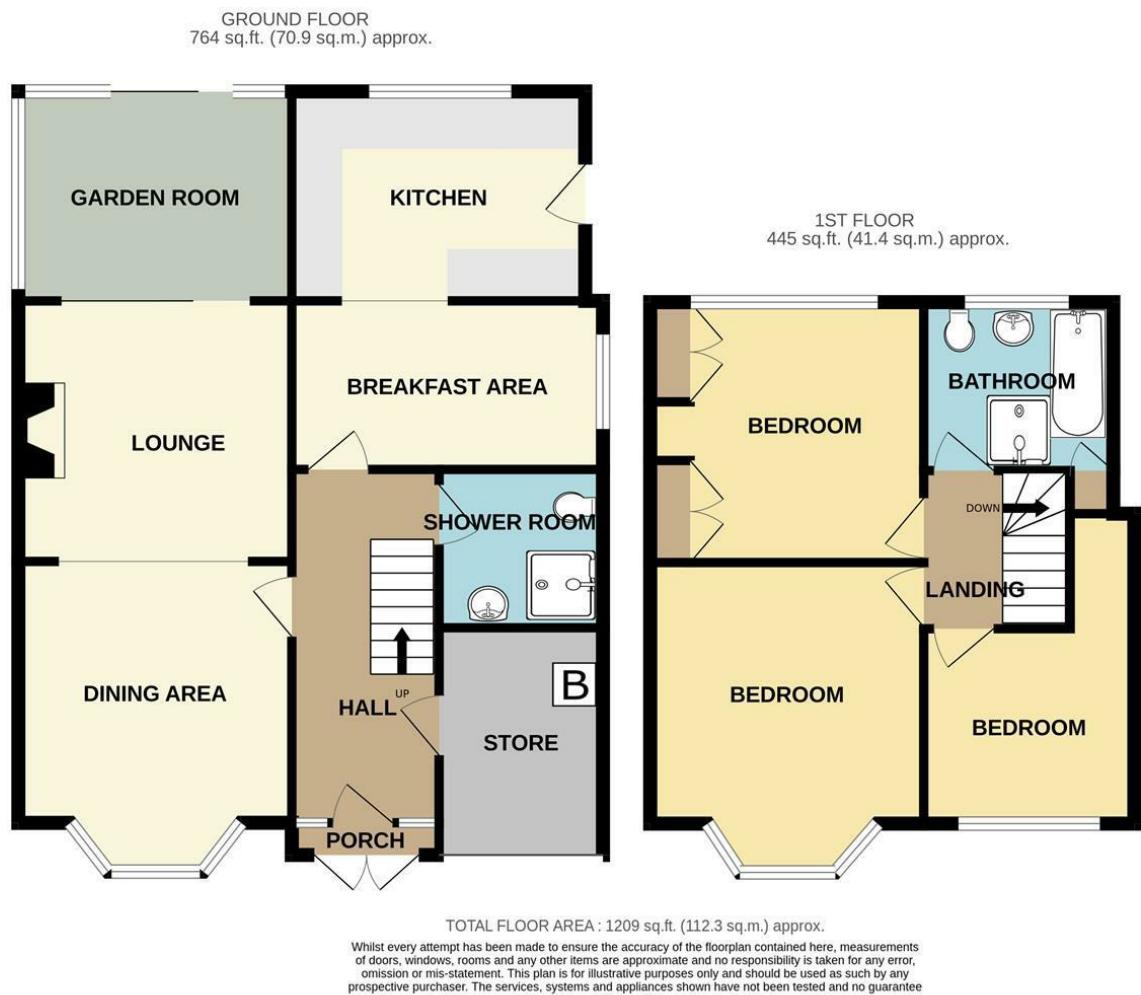


295 Oldbury Road, Rowley Regis, B65 0PR



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Hicks Hadley

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****NO UPWARD CHAIN** **LARGE GROUND FLOOR REAR EXTENSION****
Superbly presented three bedroom detached, Mucklow built, family home with large rear extension in this most convenient of locations for transport links and local amenities. The property briefly comprises: porch, entrance hall, spacious lounge/diner, garden room, modern downstairs shower room, breakfast room, modern refitted kitchen, three generously sized bedrooms and modern refitted bathroom with separate shower cubicle. The property further benefits from: Large private rear garden, drive, front garden, gas central heating, garage fronted store and double glazing. **VIEWING ESSENTIAL TO APPRECIATE THE SIZE AND QUALITY OF THE ACCOMODATION.** EPC: D

Hicks Hadley

Offers In The Region Of £350,000 - Freehold



Porch

With double glazed front entrance door, double glazing to side elevation and door into:

Entrance Hall

With central heating radiator, obscured double glazing to front elevation, stairs to first floor, door into garage and doors into:

Downstairs Modern Shower Room 6'9 x 6'6

(2.06m x 1.98m)

Having walk in shower cubicle, low flush wc, pedestal wash hand basin and central heating radiator.

Open Plan Lounge/Diner 23'8 x 11'4 (max)

(7.21m x 3.45m (max))

to include:

Lounge 12'1 x 11'4 (3.68m x 3.45m)

With central heating radiator, double glazed bay window to front elevation and open access into:

Dining Room

With central heating radiator, feature fireplace and double glazed patio door into:

Garden Room 12'7 x 8'7 (3.84m x 2.62m)

With central heating radiator, double glazing to side and rear elevation and double glazed patio door into garden.

Breakfast Room 13'4 x 7' (4.06m x 2.13m)

With central heating radiator, double glazed window to side elevation and open access into:

Modern Refitted Kitchen 12'3 x 8'7 (3.73m x 2.62m)

Having matching wall and base units with worktops over to incorporate one and a half bowl drainer sink unit, a range of integrated appliances to include: oven, electric hob with extractor chimney over, dishwasher, fridge, freezer and washing machine, tiled flooring, spotlights, splash back tiling, double glazed window to rear elevation and obscured double glazed door into garden.

Landing

With loft hatch and doors into:

Bedroom One 13'3 x 11'5 (max) (4.04m x 3.48m (max))

With central heating radiator and double glazed bay window to front elevation.



Porch

With double glazed front entrance door, double glazing to side elevation and door into:

Entrance Hall

With central heating radiator, obscured double glazing to front elevation, stairs to first floor, door into garage and doors into:

Downstairs Modern Shower Room 6'9 x 6'6

(2.06m x 1.98m)

Having walk in shower cubicle, low flush wc, pedestal wash hand basin and central heating radiator.

Open Plan Lounge/Diner 23'8 x 11'4 (max)

(7.21m x 3.45m (max))

to include:

Lounge 12'1 x 11'4 (3.68m x 3.45m)

With central heating radiator, double glazed bay window to front elevation and open access into:

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Modern Refitted Kitchen 12'3 x 8'7 (3.73m x 2.62m)

Having matching wall and base units with worktops over to incorporate one and a half bowl drainer sink unit, a range of integrated appliances to include: oven, electric hob with extractor chimney over, dishwasher, fridge, freezer and washing machine, tiled flooring, spotlights, splash back tiling, double glazed window to rear elevation and obscured double glazed door into garden.

Landing

With loft hatch and doors into:

Bedroom One 13'3 x 11'5 (max) (4.04m x 3.48m (max))

With central heating radiator and double glazed bay window to front elevation.



Bedroom Two 10'10 x 9'7 (3.30m x 2.92m)

With central heating radiator, integrated wardrobes and double glazed window to rear elevation.

Bedroom Three 12'9 x 8'8 (max) (3.89m x 2.64m (max))

With central heating radiator, a range of integrated storage cupboards and double glazed window to front elevation.

Refitted Bathroom

Having panel bath, walk in shower cubicle, low flush wc, pedestal wash hand basin, heated towel rail, ceramic tiling and obscured double glazed window to rear elevation.



Garage Fronted Store

With wall mounted Worcester boiler, access from the entrance hall and frontage.

Agents Note

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)

EPC: D

Tenure Information: FREEHOLD

COUNCIL TAX BAND: D

