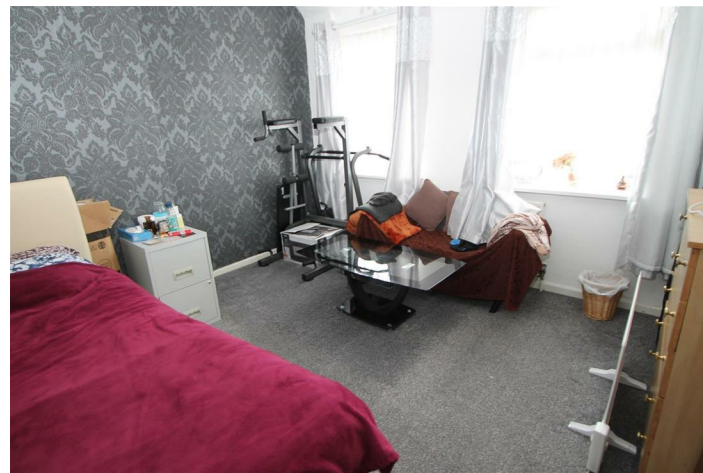


53 Regis Road, Rowley Regis, West Midlands, B65 8BE



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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>

A conveniently located, spacious and versatile family home offering an optional annexe to the ground floor. The property briefly comprises: porch, entrance hall, spacious lounge, fitted kitchen, downstairs wc, wet room, downstairs bedroom with front entry point and three generously proportioned bedrooms to the first floor alongside the family bathroom. The property further benefits from: driveway, large private rear garden, gas central heating and double glazing. VIEWING HIGHLY RECOMMENDED. EPC: D

Hicks Hadley

£245,000 -



Entrance porch

Front door into porch with central heating radiator and door to:

Entrance Hall

With stairs to first floor and doors into:

Spacious Lounge 20'11" x 9'10" (6.38 x 3.00)

With double glazed window to front elevation, two central heating radiators, door to walk in storage room and door into:

Downstairs WC

With low flush WC, wash hand basin and ceramic tiling.

Fitted Kitchen 14'09" x 8'09" (4.50 x 2.67)

With a range of wall and base units with work surfaces over, double sink unit, tiled splash backs, double glazed window to rear elevation, and PVC double glazed door to rear garden, wall mounted boiler, tiled flooring and room for further appliances.

Optional Annexe

To include:

Downstairs Bedroom 11'05" x 14'06" (3.48 x 4.42)

With double glazed window and door to front elevation and door into:

Wet Room 10'07" x 6'07" (3.23 x 2.01)

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

Landing

With doors into:

Bedroom One 14'06" x 10'06" (4.42 x 3.20)

With two central heating radiators and double glazed windows to front and rear elevation.

Bedroom Two 11'03" x 12'00" (3.43 x 3.66)

With central heating radiator and two double glazed windows to front elevation.

Bedroom Three 10'03" x 9'06" (3.12 x 2.90)

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

Family Bathroom

With pedestal wash hand basin, low flush WC, panel bath, tiled walls and double glazed window to rear elevation.



Outside

Front: The property has a blocked paved driveway offering ample off road parking for several vehicles.

Rear: The large rear garden has a paved patio area with long lawn leading to vegetable patch.

Agents Note

COUNCIL TAX BAND: A

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

All main services are connected.

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

