

2 Bower Lane, Brierley Hill, Worcestershire, DY5 2DG



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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 superbly presented four bedroom semi-detached house with two storey extension on a corner plot offering further potential for extensions subject to planning permission. The property briefly comprises: entrance hall, spacious open plan lounge/sitting room with log burner, impressive open plan kitchen/diner, four double bedrooms, modern shower room and separate wc to first floor. The property further benefits from: two driveways, large detached garage with electric roller shutter door, private rear garden and privately owned solar panels. A FANTASTIC OPPORTUNITY. VIEWING HIGHLY RECOMMENDED. EPC: D

Offers Over £310,000 - Freehold

Hicks Hadley



Entrance Hall

With central heating radiator, stairs to first floor, obscured double glazing to front elevation, storage cupboard with plumbing for automatic washing machine and doors into:

Open Plan Lounge/Sitting Room 25'5 x 10'10 (max) (7.75m x 3.30m (max))

Having feature fireplace, log burner, central heating radiator, double glazed bay window to front elevation and double glazed French doors into garden.

Open Plan Kitchen/Diner 20'6 x 11'10 (max) (6.25m x 3.61m (max))

Having matching wall and base units with worktops over, single drainer sink unit, space for cooker, extractor chimney over, space for fridge freezer, two central heating radiators, two double glazed windows to side elevation, double glazed window to rear elevation, splash back tiling, integrated seating area and door into garden.



Landing

With loft hatch, two obscured double glazed windows to side elevation and doors into:

Bedroom One 10'9 x 10'2 (into wardrobe) (3.28m x 3.10m (into wardrobe))

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

Bedroom Two 10'8 x 10'2 (into wardrobe) (3.25m x 3.10m (into wardrobe))

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

Bedroom Three 11'1 x 8'5 (max) (3.38m x 2.57m (max))

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

Bedroom Four 11'5 x 7'7 (3.48m x 2.31m)

With central heating radiator, spotlights, loft hatch and double glazed window to rear elevation.

Shower Room 6'5 x 6'4 (1.96m x 1.93m)

Having walk in shower, vanity wash hand basin, ceramic tiling, central heating radiator and double glazed window to front elevation.

Separate WC

With low flush wc, wall mounted wash hand basin and ceramic tiling.



Outside

Front: Having low level wall to wall reaching around the corner plot and driveway with gated access leading to front door.

Rear: With electric roller shutter entrance to block paved rear driveway, access to the garage from the driveway, patio area from the kitchen and sitting room access doors, large lawn to the side and privacy hedges to the side boundary.

Detached Garage 16'4 x 14'4 (4.98m x 4.37m)

With electric roller shutter door and glazing to side elevation.

Agents Note

COUNCIL TAX BAND: C

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- <http://checker.ofcom.org.uk/en-gb/broadband-coverage> EPC:D

Vendor Note

We have been informed by our vendor that the solar panels are privately owned and are included in the sale.

