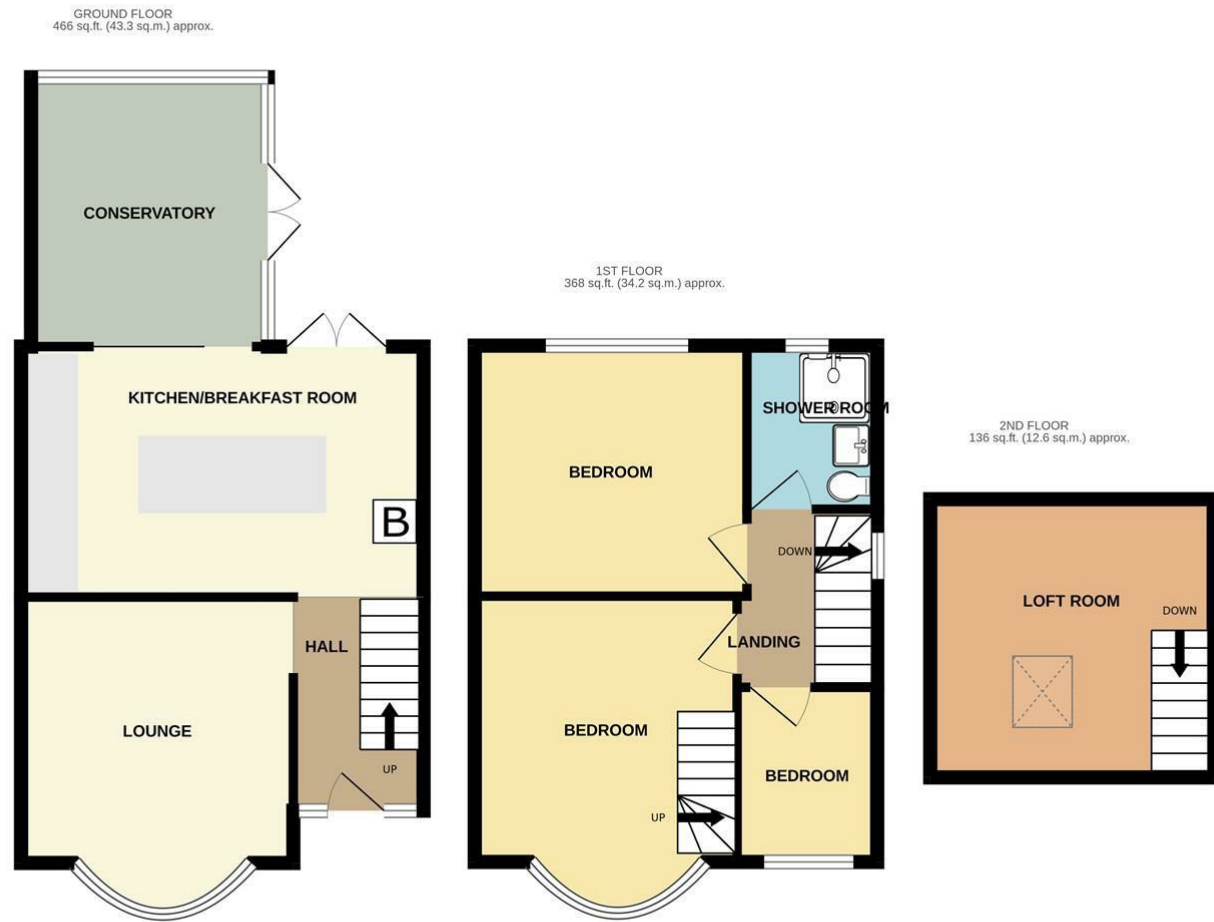


26 Gorsty Hill Road, Rowley Regis, B65 0HD



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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26 Gorsty Hill Road, Rowley Regis



Hicks Hadley

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****A TRULY AMAZING RENOVATED PROPERTY****

A superb three bedroom semi-detached property in this popular location for all local amenities. The property briefly comprises: entrance hall, deluxe refitted kitchen with a host of appliances, spacious lounge, impressive conservatory, refitted deluxe shower room and three bedrooms to first floor with converted loft/dressing room. The property further benefits from: recently laid block paved driveway, large private rear garden with recently laid patio, electric security shutters at the rear, gas central heating and double glazing. **REQUIRES VIEWING TO FULLY APPRECIATE THE QUALITY OF THE RENOVATION AND INCLUSIONS.** EPC: D

Hicks Hadley

Offers In The Region Of £339,950 - Freehold



Entrance Hall

With modern style central heating radiator, under stairs storage, stairs to first floor, obscured double glazing to front elevation, composite front door spotlights, open access into kitchen and door into:

Spacious Lounge 11'3 x 11' (3.43m x 3.35m)

With double glazed bay window to front elevation.

Deluxe Refitted Kitchen 17' x 10'4 (5.18m x 3.15m)

Having a range of matching wall and base units with worktops over, a range of integrated appliances to include: Neff Microwave, two Neff ovens, Neff coffee machine and plate warmer. The island incorporates breakfast bar area, Neff electric hob, Neff extractor chimney over, inset sink and tap unit and further storage options. The kitchen is also equipped with full height fridge, full height freezer, full height wine cooler, integrated AEG washing machine and wall mounted Worcester boiler in storage cupboard. This luxurious arrangement also comes with ceramic tiled flooring, spotlights, double glazed door into garden with electric shutter and double glazed patio door with electric shutter into:

Impressive Conservatory 10'8 x 9'1 (3.25m x 2.77m)

With ceramic tiled flooring, obscured double glazing to side elevation, double glazing to side and rear elevation and double glazed French doors into garden.

Landing

With obscured double glazed window to side elevation and doors into:

Bedroom One 12'7 x 11'1 (max) (3.84m x 3.38m (max))

With integrated fitted furniture, double glazed bay window to front elevation and stairs up to:

Loft Room/Dressing Room

With a range of fitted furniture, storage in the eaves and double glazed Velux window to front elevation.

Bedroom Two 11'5 x 10'5 (3.48m x 3.18m)

Having modern style central heating radiator and double glazed window to rear elevation.



Bedroom Three 7'2 x 5'9 (2.18m x 1.75m)

Having modern style central heating radiator, fitted furniture (to suit its current use as a dressing room) and double glazed window to front elevation.

Deluxe Refitted Shower Room

With shower cubicle having rainfall head, vanity wash hand basin, low flush wc, ceramic tiling, heated towel rail and obscured double glazed window to rear elevation.

Outside

Front: With recently laid block paved driveway surrounded with low level wall and steps up to side entrance and front door.



Rear: With recently laid patio leading to steps down to long lawn offering attractive views from the rear of the garden.

Agents Note

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

COUNCIL TAX BAND: B

All main services are connected.

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: TBA

