

1 Throne Close, Rowley Regis, B65 9LJ



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Hicks Hadley

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****THREE/FOUR BEDROOM DETACHED PROPERTY IN THE MOST CONVENIENT OF LOCATIONS****
A great opportunity to acquire an extended traditional detached family home situated in an exceptionally quiet cul-de-sac location providing great sized family accommodation with easy commuter links into Birmingham City Center and motorway access. This extended and beautifully presented Three/Four bedroom detached property benefits from double glazing throughout and gas central heating. The property briefly comprises: Modern Porch through to a great size lounge, Garage conversion with an additional either living space or great size bedroom with added wet room style bathroom, Extended and modern kitchen/Diner with skylight style windows through perfect for social gathering, Utility, An additional building which could be used as a summer house onto a low maintenance and private garden. On the first floor sits three great size bedrooms and a family bathroom with access to the loft area. The property further benefits from having a large driveway for multiple vehicles and location walking distance to schools. Viewing HIGHLY recommended.

Offers Around £365,000 - Freehold

Hicks Hadley



Porch

Composite door fitted with double glazed glass panel to the side of the door and window to the side elevation.

Lounge 14'3" x 13'8" (4.34m x 4.17m)

Double glazing bay style window to the front elevation, Light fixture to the ceiling, Two wall lights fitted, Electric feature fire place, Gas central heating radiator fitted to the inside elevation.

Kitchen/Diner 19'4" x 14'3" (5.89m x 4.34m)

Gas central heating radiator fitted to the inside elevation for the kitchen and a radiator on the side elevation for the dining area, Five spot light style lighting in the dining area and four spot lights in the kitchen, One and a half bowl sink fitted with mixer tap, Range master double oven with five ring gas hob, Matching range master extractor hood, Coloured glass splash back, Partially tiled walls, Ample unit space, Space for an american style fridge freezer with built in unit space around, Cupboard space too, Stone effect worktops with a breakfast bar style. Panel style wall, Patio style doors into the rear garden along with sky light style windows to the ceiling allowing much natural light in.

Landing

Bedroom One 14'4" x 10'0" (4.37m x 3.05m)

Two double glazed windows fitted to the front elevation, Gas central heating radiator fitted to the front elevation, Two light fixtures to the ceiling, Coving fitted around the ceiling

Bedroom Two 14'8" x 8'4" (4.47m x 2.54m)

Gas central heating radiator fitted to the inside elevation, Juliet style balcony allowing much natural sunlight in, Spotlight style lighting to the ceiling.

Bedroom Three 11'5" x 5'4" max (3.48m x 1.63m max)

Double glazed window fitted to the rear elevation, gas central heating fitted to the inside elevation, Light fixture to the ceiling.

Bedroom Four 21'3" x 7'2" (6.48m x 2.18m)

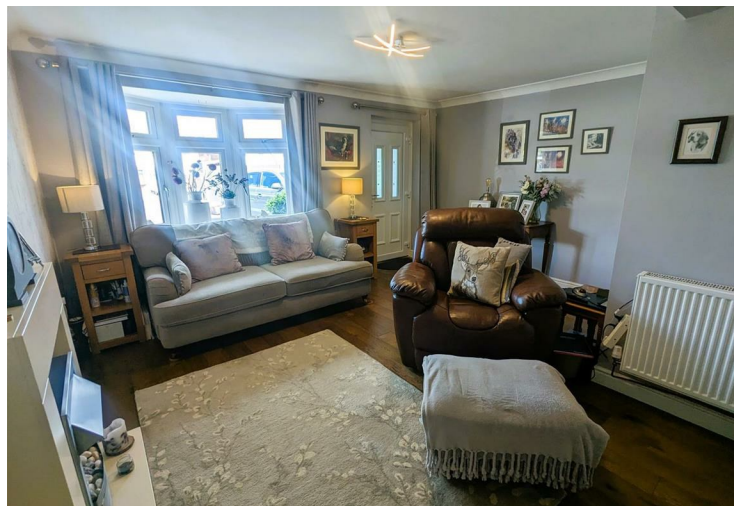
Double glazed window fitted to the front elevation, Two, Three point light fixtures to the ceiling, Gas central heating radiator fitted to the inside wall.

Wet Room

Electric wall in shower room with skylight style window to the ceiling, Partially tiled, Gas central heating radiator fitted to the side elevation.

External

With a large patio area perfect for seating, to the left is a large room which could be used for multiple things, if that wasn't enough there is also a beautifully styled summerhouse too, Patio area elevated, Flower beds built into sleeper style beams.



Agent Notes

PUT IN ADDITIONAL NOTES SECTION UNDER ROOMS

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)

Council Tax Band :C



EPC : C

Tenure Information :FREEHOLD

Any other Material Facts :Traditional Brick build

Utility 7'5" x 7'2" (2.26m x 2.18m)

Gas central heating to the side elevation wall, Space for a washing machine and dryer, One bowl sink with mixer tap fitted, Skylight style window to the ceiling, Ample unit space, Tiled style flooring.

