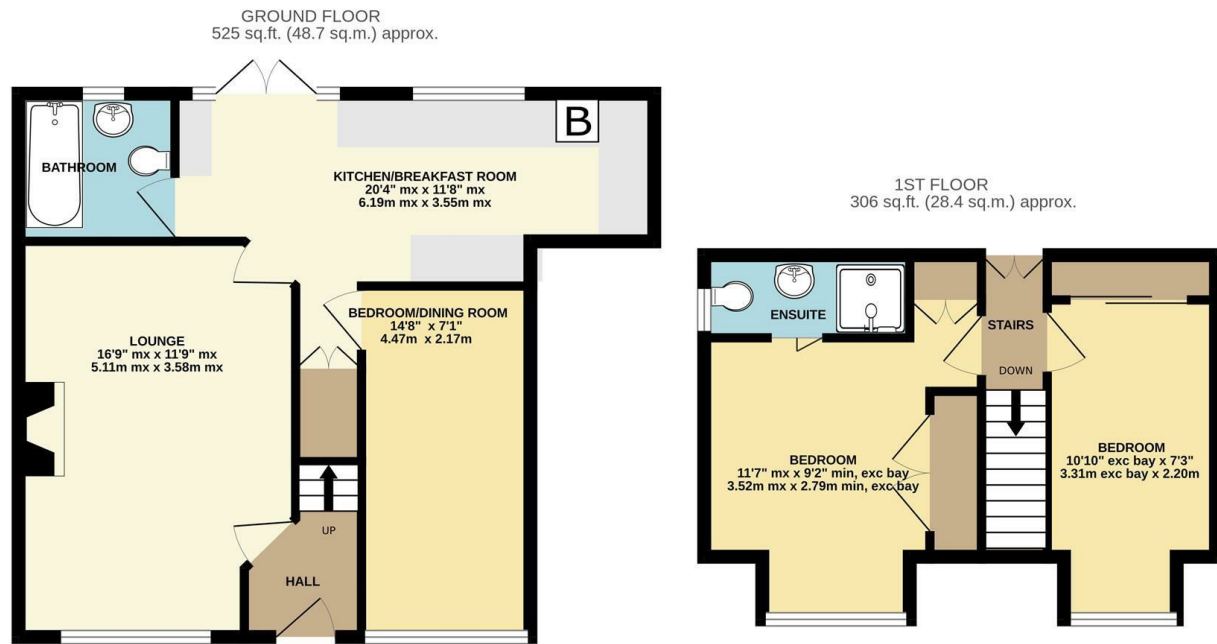


142 Uplands Avenue, Rowley Regis, B65 9PR



TOTAL FLOOR AREA : 831 sq.ft. (77.2 sq.m.) approx.

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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142 Uplands Avenue, Rowley Regis



Hicks Hadley

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Halesowen
West Midlands
B63 4PU

0121 585 66 67

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****NO UPWARD CHAIN****

Impressive modern two bedroom detached dormer bungalow in this popular location for access to public transport, schools and all local amenities. The property briefly comprises: spacious lounge, fitted breakfast kitchen, versatile dining room/bedroom three, bathroom, two generously sized bedrooms (master with en suite shower room) to first floor. The property further benefits from: gas central heating, double glazing, good sized driveway and wide private rear garden. VIEWING HIGHLY RECOMMENDED. EPC: C

Hicks Hadley

Offers In The Region Of £269,000 - Freehold



Entrance Hall

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

Spacious Lounge 16'9 x 11'9 (max) (5.11m x 3.58m (max))

Having feature fireplace, gas fire, double glazed bow window to front elevation, central heating radiator and door into:

Breakfast Kitchen 20'3 x 7'11 (max) (6.17m x 2.41m (max))

Having matching wall and base units with worktops over to incorporate one and a half bowl drainer sink unit, space for cooker, plumbing for automatic washing machine, plumbing for dish washer, space for fridge freezer, breakfast bar area, ceramic tiling, tiled flooring, wall mounted Worcester boiler, double glazed window to rear elevation, double glazed French doors into garden and open access to:

Lobby

With storage cupboard under stairs and door into:

Dining Room/Bedroom Three 14'8 x 7'1 (max) (4.47m x 2.16m (max))

Converted from the garage with central heating radiator and double glazed window to front elevation.

Bathroom 6'7 x 6'2 (2.01m x 1.88m)

Having suite to include: bath, pedestal wash hand basin, low flush wc, heated towel rail, ceramic tiling and obscured double glazed window to rear elevation.

Landing

With storage cupboards into eaves and doors into:

Bedroom One 13'6 x 11'6 (max) (4.11m x 3.51m (max))

With storage cupboard, central heating radiator, double glazed window to front elevation and door into:

Ensuite Shower Room

Having shower, low flush wc, wall mounted wash hand basin, ceramic tiling and obscured double glazed window to side elevation.



Bedroom Two 13'6 x 7'2 (max) (4.11m x 2.18m (max))

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

Outside

Front: With driveway leading to front door.

Rear: With wide rear garden to include patio leading to low level dividing wall to the right hand side with large gravelled area bordered by mature shrubbery at the rear.

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- [//checker.ofcom.org.uk/en-gb/broadband-coverage](http://checker.ofcom.org.uk/en-gb/broadband-coverage)

EPC: TBA

