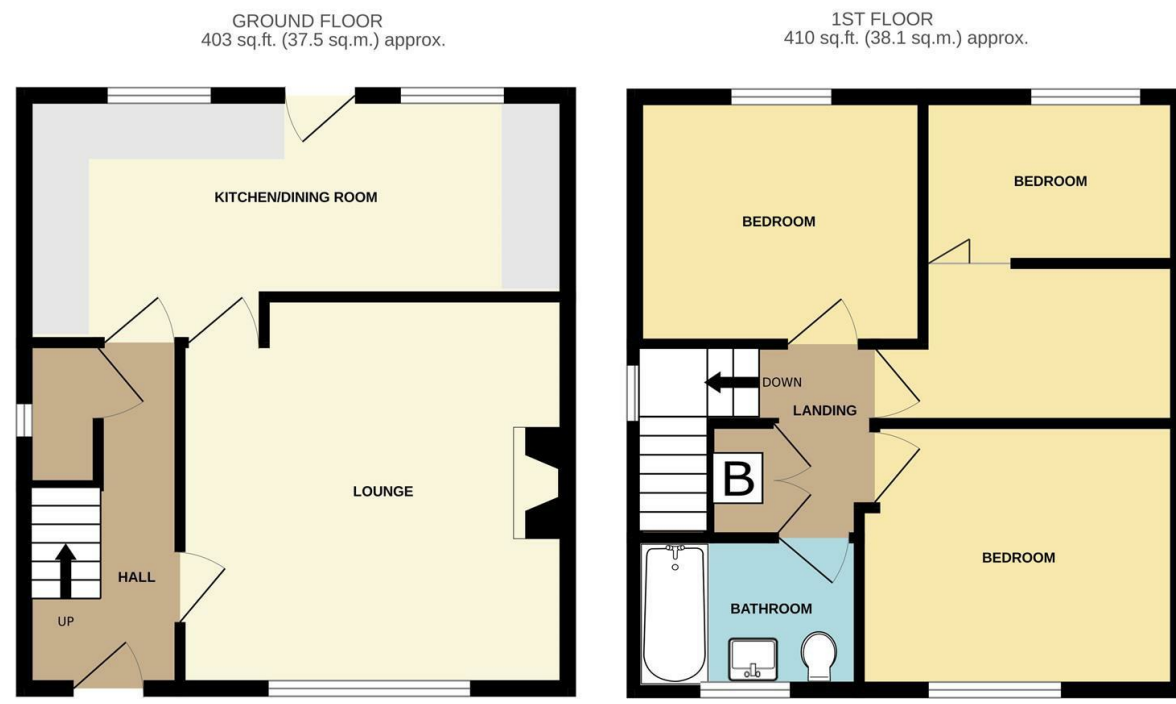


29 Stuart Road, Rowley Regis, B65 9JB



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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29 Stuart Road, Rowley Regis



Hicks Hadley

13 Hagley Road
Halesowen
West Midlands
B63 4PU

0121 585 66 67

sales@hickshadley.com

<https://www.hickshadley.com>

An updated and beautifully presented three bedroom semi-detached property in this most popular of locations for schools and all local amenities. The property briefly comprises: entrance hall, spacious modern lounge, refitted open plan kitchen/diner, three double bedrooms and large refitted family bathroom to first floor. The property further benefits from: long private rear garden, driveway, gas central heating and double glazing. VIEWING HIGHLY RECOMMENDED TO APPRECIATE THE SIZE AND QUALITY OF THE ACCOMODATION. EPC: TBA

Offers In The Region Of £225,000 - Freehold

Hicks Hadley



Entrance Hall

Having obscured double glazed composite front door, stairs to first floor, under stairs storage cupboard, central heating radiator and doors into:

Spacious Lounge

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

Refitted Open Plan Kitchen/Diner 19'8 x 8'10 (max) (5.79m; 2.44m x 2.69m (max))

Having matching wall and base units with worktops over, integrated oven, gas hob, extractor chimney over, plumbing for automatic washing machine, space for fridge freezer, ceramic tiling, two double glazed windows to rear elevation and obscured double glazed door into garden.

Landing

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

Bedroom One 11'5 x 9'5 (3.48m x 2.87m)

With central heating radiator and double glazed window to front elevation

Bedroom Two 11'9 x 8'9 (3.58m x 2.67m)

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

Bedroom Three 10'8 x 8'10 (3.25m x 2.69m)

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

Refitted Family Bathroom 8' x 5'4 (max) (2.44m x 1.63m (max))

Having panel bath with shower over, shower screen, vanity wash hand basin, low flush wc, heated towel rail, ceramic tiling and obscured double glazed window to front elevation.

Outside

Front: With gravel driveway leading to front door and side access.

Rear: Having paved patio area merging into central pathway to the rear with adjacent lawns and ground at the rear with potential for a summerhouse (subject to permitted development rules) or additional garden feature.

Agents Note

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



solicitor.

COUNCIL TAX BAND: A

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

