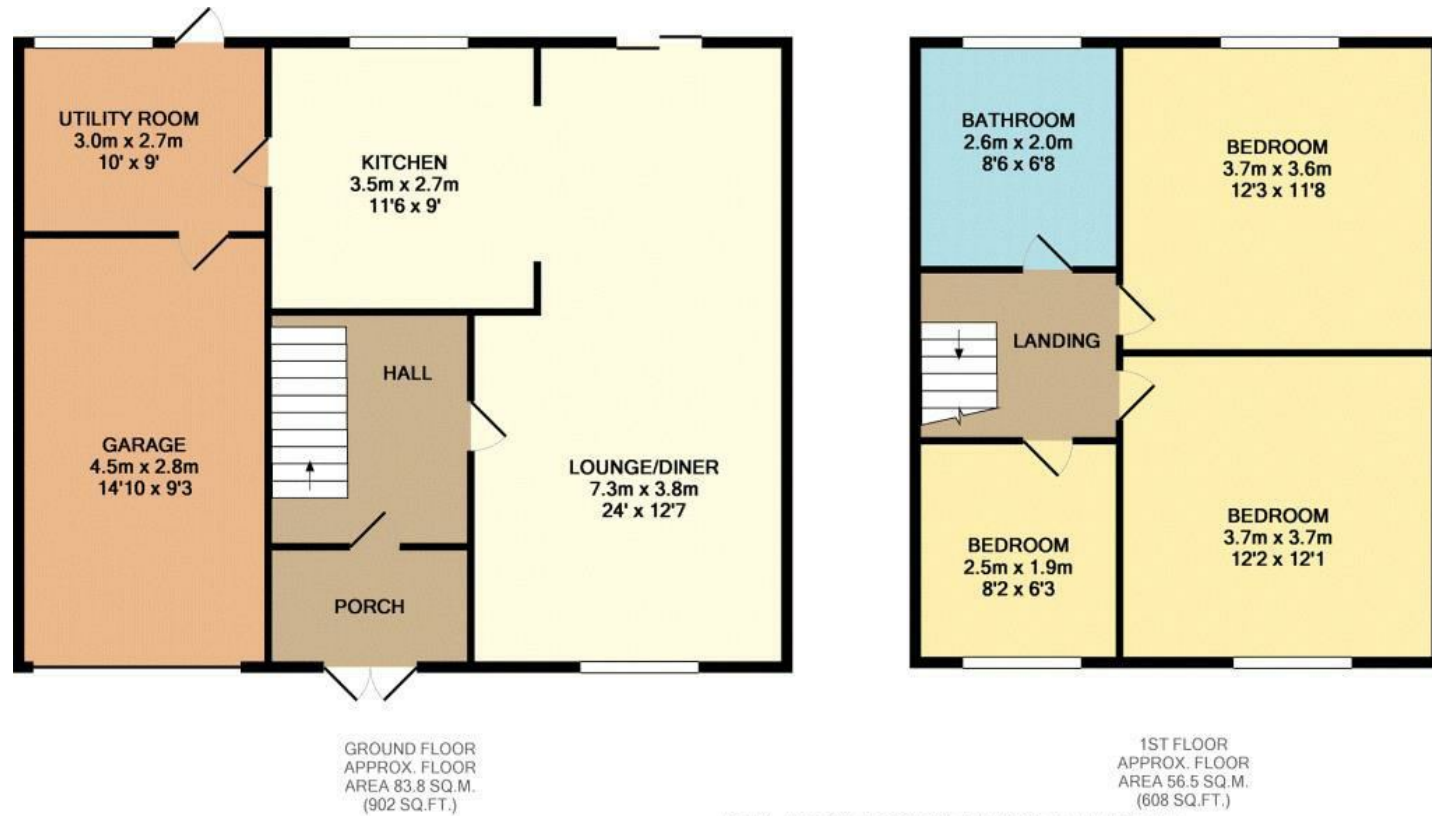


53 Crendon Road, Rowley Regis, B65 8LE



TOTAL APPROX. FLOOR AREA 140.3 SQ.M. (1511 SQ.FT.)
Whilst every attempt has been made to ensure the accuracy of the floor plan 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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53 Crendon Road, Rowley Regis



Hicks Hadley

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Halesowen
West Midlands
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****SUPERB VIEWS****

An excellently presented three bedroom semi-detached property in this most popular of locations for schools, transport links and all local amenities. The property briefly comprises: porch, reception hall, impressive open plan lounge/diner with log burner, fitted kitchen with breakfast bar, large utility room, three good sized bedrooms and modern refitted family bathroom to first floor. The property further benefits from: driveway, private rear garden, double glazing, gas central heating and large garage. EARLY VIEWING HIGHLY RECOMMENDED. EPC: D

Hicks Hadley

Offers Over £250,000 - Freehold



Porch

With double glazed French door entrance and obscured double glazed composite front door opening into:

Entrance Hall

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

Spacious Lounge/Diner 24'8 x 12'7 (max) (7.52m x 3.84m (max))

Having feature fireplace, log burner, two central heating radiators, double glazed patio door to rear elevation and open access into:

Fitted Kitchen 11'6 x 9'1 (3.51m x 2.77m)

Having matching wall and base units with wooden worktops over, Belfast sink, breakfast bar area, integrated Zanussi oven, gas hob, extractor chimney over, integrated dishwasher, space for fridge freezer, under stairs storage cupboard, splash back tiling, double glazed windows to rear elevation and door into:

Utility 9'10 x 8'10 (3.00m x 2.69m)

Having matching wall and base unit, plumbing for automatic washing machine, space for further appliance, wall mounted Ideal boiler, door into garden and access door into garage.

Landing

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

Bedroom One 12'3 x 12'1 (3.73m x 3.68m)

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

Bedroom Two 12'2 x 11'7 (3.71m x 3.53m)

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

Bedroom Three 8'2 x 6'3 (2.49m x 1.91m)

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

Refitted Modern Bathroom 8'6 x 6'8 (2.59m x 2.03m)

Having suite to include: bath with central mixer tap, corner shower cubicle, vanity wash hand basin, low flush wc, ceramic tiling, spotlights and double glazed window to rear elevation.

Garage 14'7 x 9'2 (max) (4.45m x 2.79m (max))

With door into utility.



Outside

Front: With lawn to the right hand side and adjacent driveway leading to garage and front door.

Rear: With large decked patio and steps leading down to lawn.

Agents Note

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

COUNCIL TAX BAND: C

All main services are connected.

Broadband/Mobile coverage- please check on link-

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

EPC: TBA

