

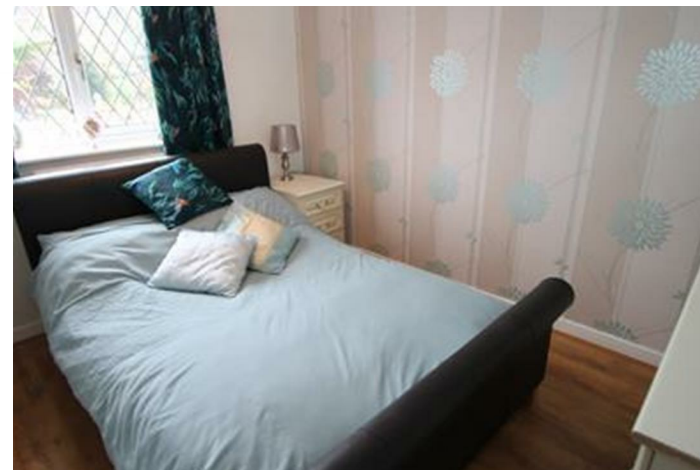
22 Rough Hill Drive, Rowley Regis, B65 8LS



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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22 Rough Hill Drive, Rowley Regis



Hicks Hadley

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****NO UPWARD CHAIN****

A well presented three bedroom detached property in this most popular of cul-de-sac locations; excellent for all local amenities. The property briefly comprises: porch, entrance hall, spacious lounge, fitted kitchen/diner, utility, three good sized bedrooms and modern refitted shower room to first floor. The property further benefits from: private rear garden, garage with electric roller door, gas central heating and double glazing. SUPERB FAMILY HOME. VIEWING HIGHLY RECOMMENDED. EPC: D

Hicks Hadley

Offers Over £270,000 - Freehold



Porch

With double glazed sliding door entry and obscured double glazed front door into:

Entrance Hall

With central heating radiator, stairs to first floor and door into:

Spacious Lounge 16'8 x 12'3 (max) (5.08m x 3.73m (max))

With feature fireplace, gas fire, double glazed window to front and rear elevation

Refitted Kitchen/Diner 15'6 x 13'5 (max) (4.72m x 4.09m (max))

Having matching wall and base units with worktops over to incorporate one and a half bowl drainer sink unit, Bosch oven, induction hob, central heating radiator, tiled flooring, double glazed window to rear elevation, double glazed French doors to rear elevation and door into:

Utility 7'9 x 5'7 (2.36m x 1.70m)

Having space for fridge, space for freezer, plumbing for automatic washing machine, space for further appliance, tiled flooring, double glazed window to rear elevation and door into garage.

Landing

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

Bedroom One 13'7 x 9'1 (into wardrobe) (4.14m x 2.77m (into wardrobe))

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

Bedroom Two 10'8 x 9'3 (max)

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

Bedroom Three 7'7 x 7'3 (max) (2.31m x 2.21m (max))

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

Bathroom 6'5 x 6'2 (1.96m x 1.88m)

With walk in corner shower cubicle, low flush wc, vanity wash hand basin, splash back tiling, central heating radiator and obscured double glazed window to rear elevation.

Garage 12'2 x 8'3 (3.71m x 2.51m)

With electric roller door, loft hatch and entrance from utility.



Outside

Front: With driveway to right hand side leading to the front door and adjacent lawn with shrubbery on the left hand side.

Rear: With raised decked sitting area and steps down to paved patio with covered storage area behind it and low maintenance garden towards the rear border.

Agents Note

EPC: D

COUNCIL TAX BAND: D

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

Broadband/mobile coverage- please check on link - [//checker.ofcom.org.uk/en-gb/broadband-coverage](http://checker.ofcom.org.uk/en-gb/broadband-coverage)

