

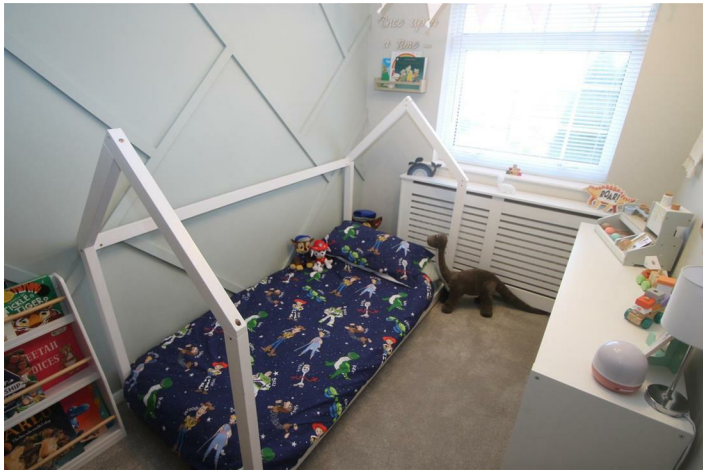
24 Druids Avenue, Rowley Regis, B65 9RH



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



24 Druids Avenue, Rowley Regis



Hicks Hadley

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****FANTASTIC FAMILY HOME WITH FURTHER POTENTIAL****

A superbly presented and much improved modern three bedroom detached property in this popular location for schools, transport links and all local amenities. The property briefly comprises: entrance hall, open plan living area to include: spacious lounge, impressive refitted kitchen/diner, spacious conservatory, separate utility room, three good sized bedrooms and family bathroom to first floor. The property further benefits from: wide plot, private rear garden, block paved driveway, gas central heating and double glazing. EARLY VIEWING HIGHLY RECOMMENDED. EPC: C

Asking Price £325,000 - Freehold

Hicks Hadley



Porch

With double glazing to front elevation and obscured double glazed front entrance door into:

Entrance Hall

With stairs to first floor and door into:

Spacious Lounge 16'5 x 12'10 (max) (5.00m x 3.91m (max))

With central heating radiator, double glazed bay window to front elevation and open access into:

Refitted Open Plan Kitchen/Diner 15'10 x 10'6 (4.83m x 3.20m)

Having matching wall and base units with worktops over to incorporate single drainer sink unit, integrated oven, integrated electric hob, breakfast bar area, store, integrated fridge/freezer, integrated Neff dishwasher, spotlights, modern style radiator, double glazed French doors into conservatory, double glazed window to rear elevation and door into:

Utility Area

With plumbing for automatic washing machine, space for dryer, storage cupboard, door into garage and obscured double glazed door into garden.

Conservatory 13' x 9'6 (3.96m x 2.90m)

With wall mounted electric heater, double glazing to side and rear elevation and double glazed French doors into garden.

Landing

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

Bedroom One 13'5 x 9'3 (4.09m x 2.82m)

With central heating radiator and two double glazed windows to front elevation.

Bedroom Two 11'10 x 7' (3.61m x 2.13m)

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

Bedroom Three 9'2 x 6'4 (max) (2.79m x 1.93m (max))

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

Family Bathroom 8'4 x 5'11 (2.54m x 1.80m)

Having panel bath with shower over, shower screen, low flush wc, pedestal wash hand basin, central heating radiator, spotlights and two obscured double glazed windows to rear elevation.



Garage 16'9 x 8' (5.11m x 2.44m)

Having up and over entrance door, electric and access door into utility.

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

EPC: C

