

.28 Druids Avenue, Rowley Regis, B65 9RH



TOTAL FLOOR AREA: 1343 sq.ft. (124.8 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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Hicks Hadley

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****EXTREMELY SPACIOUS AND ATTRACTIVE BUNGALOW****

A superbly presented three bedroom detached bungalow in this most popular of cul-de-sac locations; suitable for schools, transport links and all local amenities. The property briefly comprises: stylish reception hall, dual aspect kitchen/diner with Rangemaster cooker, spacious lounge, impressive conservatory, shower room, three generously sized bedrooms and ensuite bathroom to the master bedroom. The bungalow further benefits from: large garage, block paved driveway for several cars and large low maintenance private rear garden. A TERRIFIC PROPERTY FOR DOWNSIZERS. EARLY VIEWING HIGHLY RECOMMENDED. EPC: TBA

Hicks Hadley

Offers Over £330,000 - Freehold



Stylish Reception Hall

With double glazed front door, loft hatch, wooden flooring, spotlights, central heating radiator and doors into:

Spacious Lounge 15'8 x 11'9 (4.78m x 3.58m)

Having modern vertical central heating radiator, spotlights and double glazed door into:

Impressive Conservatory 11'11 x 11'1 (max) (3.63m x 3.38m (max))

Dual Aspect Fitted Kitchen/Diner 16'4 x 12'8 (max) (4.98m x 3.86m (max))

Having matching wall and base units with worktops over, one and a half bowl drainer sink unit, Rangemaster cooker, extractor chimney, integrated dishwasher, space for fridge/freezer, integrated freezer, automatic washing machine, spotlights, tiled flooring, integrated speaker, central heating radiator, double glazed window to side elevation and double glazed window to front elevation.

Master Bedroom 16'4 x 12'2 (max) (4.98m x 3.71m (max))

With integrated wardrobes, central heating radiator, double glazed window to rear elevation and door into:

Ensuite Bathroom 8'11 x 5'11 (2.72m x 1.80m)

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

Bedroom Two 14'11 x 11'9 (4.55m x 3.58m)

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

Bedroom Three 8'9 x 7'5 (2.67m x 2.26m)

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

Shower Room

Having walk in shower, low flush wc, central heating radiator, ceramic tiling, vanity wash hand basin and spotlights.

Large Garage 18'2 x 9'4 (5.54m x 2.84m)

Having up and over front door, wall mounted boiler and double glazed French doors into garden.



Outside

Front: Having ample width to block paved driveway leading to front entrance door and garage door.

Rear: With large block paved patio area, low level wall and steps up to raised level with decorative mature shrubbery.

Agents Note

All main services are connected (Gas/ Electric/Water).

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: A



Tenure Information: FREEHOLD

COUNCIL TAX BAND: C

Vendor's Note

The solar panels are leased to the property through Scottish Power's feed-in Tariff Scheme. We have been informed that the lease expiry date of the scheme is 15/11/2034. Please check the lease information with your mortgage provider

