

81 Powke Lane, Rowley Regis, B65 0AQ



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**Hicks Hadley**

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**\*\*GREAT PROPERTY FOR UPSIZERS\*\***

A fantastic three bedroom end terraced property in this most convenient of locations for all local amenities. The property briefly comprises: entrance hall, spacious lounge, open plan kitchen/diner, impressive conservatory, three generously sized bedrooms and 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 SPACIOUS ACCOMODATION ON OFFER. EPC: TBA

**Offers In The Region Of £237,500 - Freehold**

**Hicks Hadley**





#### Entrance Hall

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

#### Spacious Lounge 12'9 x 11'4 (3.89m x 3.45m)

With feature fireplace, electric fire, central heating radiator and double glazed bay window to front elevation.

#### Open Plan Kitchen/Diner 17'1 x 10'11 (max) (5.21m x 3.33m (max))

To include:

#### Kitchen 11'10 x 5'1 (3.61m x 1.55m)

Having matching wall and base units with worktops over, single drainer sink unit, electric hob, integrated oven, integrated dishwasher, plumbing for automatic washing machine, space for further appliance, obscured double glazed door into conservatory, double glazed window to rear elevation and open access into:

#### Dining Room 11'4 x 10'11 (3.45m x 3.33m)

With central heating radiator, spotlights, base units with worktops over and double glazed patio doors into:

#### Conservatory

Having Velux style window, double glazing to side and rear elevation and double glazed door into garden.

#### Landing

With doors into:

#### Bedroom One 13'2 x 10'10 (max) (4.01m x 3.30m (max))

With integrated storage, floor to ceiling fitted wardrobes, central heating radiator and double glazed bay window to front elevation.

#### Bedroom Two 11'4 x 10'10 (3.45m x 3.30m)

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

#### Bedroom Three 7'9 x 6'1 (2.36m x 1.85m)

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

#### Bathroom 6'2 x 5'4 (1.88m x 1.63m)

With 'P' shaped bath, shower over, shower screen, vanity wash hand basin, low flush wc, spotlights, ceramic tiling and obscured double glazed window to rear elevation.



#### Outside

Front: With block paved driveway leading to steps down to side access gate and front door.

Rear: Having decked patio with wooden railings and steps down to long lawn with adjacent left hand pathway and border shrubbery reaching back to the rear of the property with further patio area and tree next to the rear boundary.

#### Agent Note

COUNCIL TAX BAND: B

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



EPC: TBA

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

All mains services are connected (gas/electric/water).

