

103 Birmingham Road, Rowley Regis, B65 9AX



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Hicks Hadley

**13 Hagley Road
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West Midlands
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****SUPERBLY RENOVATED** **NO UPWARD CHAIN****

A fantastically renovated and modernised three bedroom semi-detached house in this most popular of locations for schools, transport links and all local amenities. The property briefly comprises: entrance hall, open plan refitted kitchen/diner, downstairs wc, spacious lounge, three double bedrooms and refitted shower room to first floor. The property further benefits from: private rear garden, recently added driveway, electrical rewire (2025) and comprehensive renovation. A GREAT OPPORTUNITY TO PURCHASE A GENUINE TURN KEY PROPERTY. EXCELLENT FOR FIRST TIME BUYERS OR UPSIZERS. VIEW NOW. EPC: D

Hicks Hadley

£285,000 - Freehold

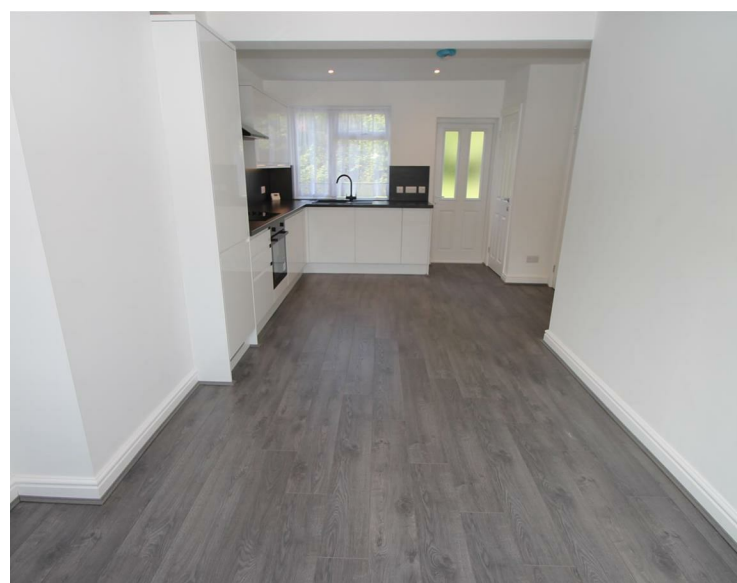


Entrance Hall

With composite front entrance door, stairs to first floor and doors into:

Modern Open Plan Refitted Kitchen/Diner 20'10 x 13'2 (max) (6.35m x 4.01m (max))

Having matching wall and base units with worktops over to incorporate single sink unit, integrated oven, electric hob, extractor chimney over, integrated fridge/freezer, integrated washing machine, spotlights, under stairs storage area, cupboard housing wall mounted Ideal boiler, central heating radiator, modern vertical radiator, double glazed windows to front and rear elevation, obscured double glazed door into garden and door into:



Downstairs WC

With low flush wc, wash hand basin over and obscured double glazed window to rear elevation.

Spacious Lounge 14'5 x 11'4 (max) (4.39m x 3.45m (max))

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

Landing

With loft hatch and doors into:

Bedroom One 14'5 x 11'6 (4.39m x 3.51m)

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

Bedroom Two 11'3 x 9'11 (3.43m x 3.02m)

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

Bedroom Three 9'1 x 8'1 (2.77m x 2.46m)

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

Refitted Shower room

Having corner shower cubicle, vanity wash hand basin, low flush wc, spotlights and obscured double glazed window to rear elevation.

Outside

Front: Having driveway (added 2025) for several cars leading to front entrance door.

Rear: With patio area, outside electric point and lawn with pathway through the middle to the rear of the property.



Agents Note

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: D

Tenure information: FREEHOLD

COUNCIL TAX BAND: A

Vendor Note

We have been informed that the renovation of the property has included the property being electrically rewired (2025) and having a new drive added (2025).

