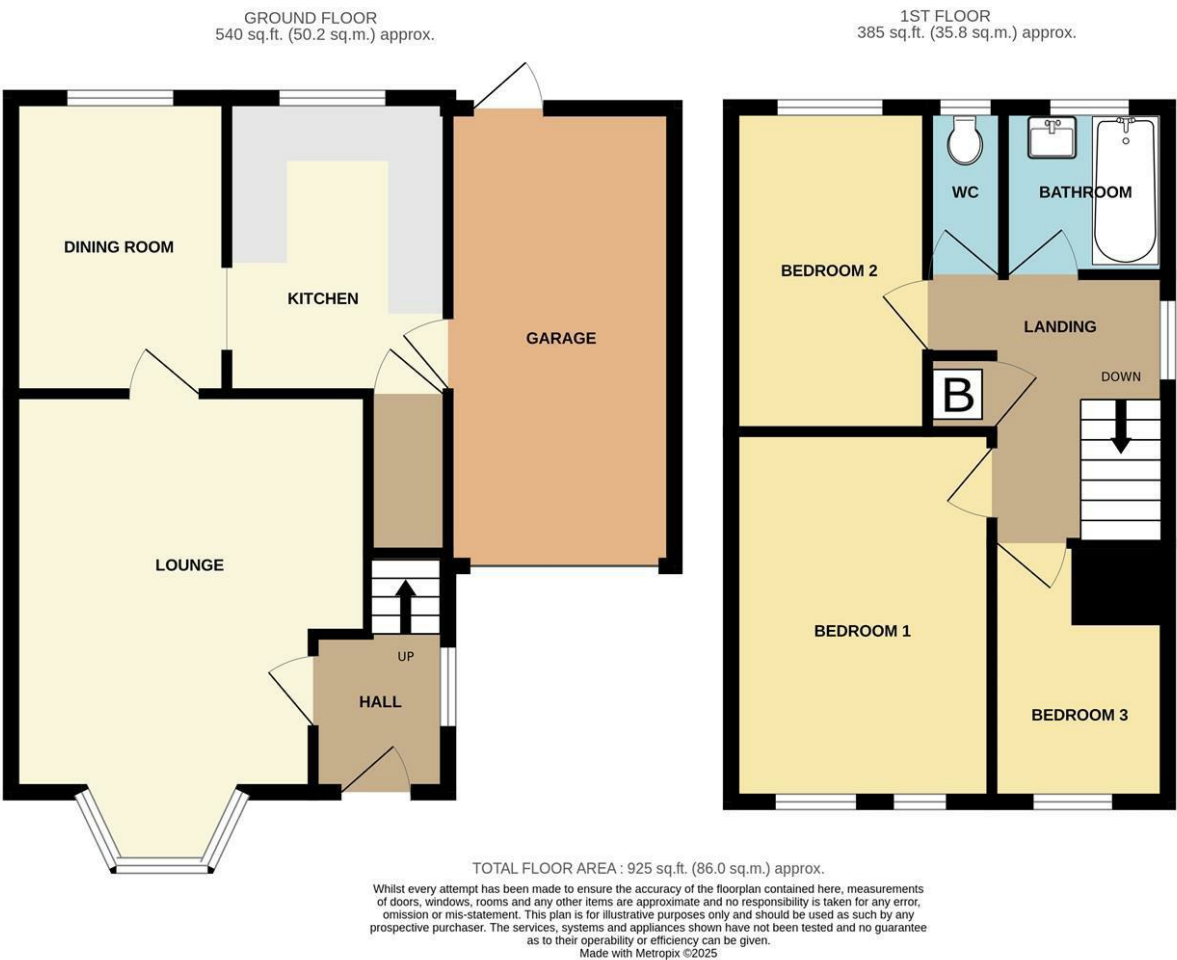


20 Druids Avenue, Rowley Regis, B65 9RH



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Hicks Hadley

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****NO UPWARD CHAIN****

A fantastic opportunity to purchase a three bedroom link detached property in this most popular of cul-de-sac locations; excellently situated for access to transport links, schools and all local amenities. The property briefly comprises of: entrance hall, spacious lounge, dining room, fitted kitchen, three generously sized bedrooms and bathroom with separate wc to first floor. The property further benefits from: driveway, attractive private rear garden, gas central heating and double glazing. **VIEWING HIGHLY RECOMMENDED.** EPC: D

Offers In The Region Of £260,000 - Freehold

Hicks Hadley



Entrance Hall

With central heating radiator, stairs to first floor, obscured double glazed window to side elevation and door into:

Spacious Lounge 16'8 x 12'8 (max) (5.08m x 3.86m (max))

Having feature fireplace, electric fire, central heating radiator and access into:

Dining Room 10'6 x 7'8 (3.20m x 2.34m)

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

Fitted Kitchen 10'6 x 7'8 (3.20m x 2.34m)

Having matching wall and base units with worktops over, one and a half bowl drainer sink unit, integrated oven, electric hob, plumbing for automatic washing machine, double glazed window to rear elevation, storage cupboard and door into garage.

Landing

With storage cupboard housing wall mounted Worcester boiler, loft hatch, obscured double glazed window to side elevation and doors into:

Bedroom One 13'3 x 9'4 (4.04m x 2.84m)

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 9'3 x 6'3 (max) (2.82m x 1.91m (max))

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

Bathroom

Having panel bath with shower over, pedestal wash hand basin, central heating radiator, splash back tiling and obscured double glazed window to rear elevation.

Separate WC

With low flush wc and obscured double glazed window to rear elevation.

Outside

Front: Having lawn with adjacent driveway to the right hand side leading to garage entrance door and front door.

Rear: With large patio area and steps down to lawn with attractive border 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)

Council tax band: C

EPC:

Tenure: we have been informed that the property is freehold.

