

44 Rough Hill Drive, Rowley Regis, B65 8LS



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Hicks Hadley

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West Midlands
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****NO UPWARD CHAIN****

An attractive and beautifully presented two bedroom detached bungalow in this most popular and secluded of cul-de-sac locations; ideal for access to all local amenities. The property briefly comprises: entrance hall, fitted kitchen, separate utility, spacious lounge, impressive conservatory, shower room and two double bedrooms. The property further benefits from: garage, long driveway and superb private rear garden with workshop. AN IDEAL DOWNSIZER PROPERTY. EARLY VIEWING HIGHLY RECOMMENDED. EPC: TBA

Hicks Hadley

Offers In The Region Of £325,000 - Freehold



Entrance Hall

With double glazed front door, central heating radiator, loft hatch, storage cupboard and doors into:

Fitted Kitchen

Having matching wall and base units with worktops over, integrated double oven, gas hob, extractor over, plumbing for dish washer, splash back tiling, spotlights and double glazed window to rear elevation.

Spacious Lounge

Having feature fireplace, spotlights, central heating radiator and double glazed French doors into:

Impressive Conservatory

Having double glazing to side and rear elevation and double glazed French doors into garden.

Shower Room

Having corner shower cubicle, low flush wc, pedestal wash hand basin, heated towel rail, splash back tiling, storage cupboard housing wall mounted boiler and obscured double glazed window to side elevation.

Bedroom One

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

Bedroom Two

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

Utility

Having base units, plumbing for automatic washing machine, space for freezer, space for further appliance, tiled flooring, double glazing to side and rear elevation, door into garage and door into garden.

Garage

With electric up and over door and door into utility.

Outside

Front: Having lawn with adjacent driveway leading to double glazed external front door.

Rear: Having two paved patio areas, decked patio with access to workshop with electric, external wc and large lawn to the rear with 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)

Tenure Information: FREEHOLD

EPC : D

COUNCIL TAX BAND: D

Vendor Note

We have been informed by our vendor that a new boiler was installed on 23/1/2025.

