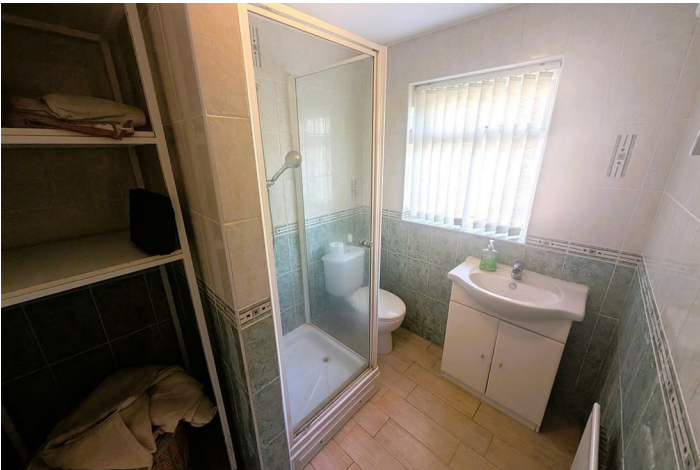


the wellies Mackmillan Road, Rowley Regis, B65 8AS



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Hicks Hadley

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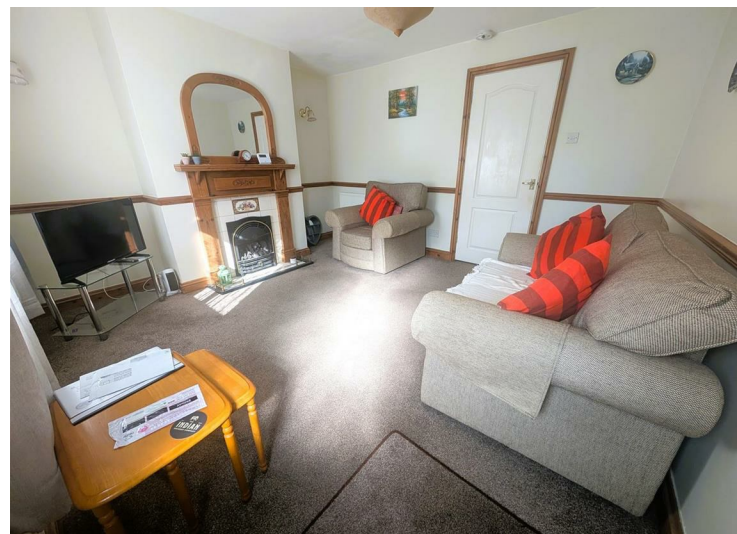
sales@hickshadley.com

<https://www.hickshadley.com>

**\*\*OFFERING NO UPWARD\*\***

Hicks Hadley are proud to present to you this two bedroom detached bungalow in situated in a convenient and family oriented location with amenities and transport links nearby. The property briefly comprises; A spacious lounge, front facing double bedroom, bedroom two is situated to the rear of the property, re-fitted kitchen with additional room to the side of the property. The property further benefits from a private and low maintenance rear garden along with double glazing and central heating throughout. VIEWING RECOMMENDED.

**Asking Price £220,000 - Freehold**



**Lounge 12'6" x 11'7" (3.81m x 3.53m)**  
Double glazed window fitted to the front elevation, radiator fitted to the inside elevation, Gas fire place with feature surround.

**Bedroom One 11'6" x 9'8" (3.51m x 2.95m)**  
Double glazed window fitted to the front elevation, radiator fitted to the inside elevation.

**Bedroom Two 10'7" x 6'1" (3.23m x 1.85m)**  
double glazed window fitted to the rear elevation, radiator fitted to the inside elevation.

#### **Family Bathroom**

Privacy glazed window fitted to the rear elevation, partially tiled walls, walk in shower cubicle with electric shower fitted, low flush w.c fitted, sink with chrome mixer tap fitted with vanity unit, radiator fitted to the side elevation.

**Kitchen/Dining room 10'7" x 9'8" (3.23m x 2.95m)**

Glazed window fitted tot he rear elevation, radiator fitted to the inside elevation, ample unit space available, one bowl sink with drainer and mixer tap fitted, partially tiled walls, appliance for washing machine and fridge freezer, four ring gas hob fitted above oven, access door to the second reception room.

**Second reception room 13'4" x 6'7" (4.06m x 2.01m)**

Double glazed sliding doors accessing the rear garden, also partially glazed door to the front elevation, radiator fitted to the side elevation.

#### **External**

To the frontage sits a driveway with off road parking available along with slabbed pathway to the front entrance along with stones and mature planting, To the rear of the property sits a large block paved and slabbed garden with mature planting around borders, making for a low maintenance space.

#### **Agent Notes**

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

Broadband/Mobile coverage- please check on link -//checker.ofcom.org.uk/en-gb/broadband-coverage



Council Tax Band :B

EPC :TBC

Tenure Information :FREEHOLD

Any other Material Facts :Traditional brick and block build with tiled roof. All information has been provided by the vendor, please confirm details with a chosen solicitor.

