

# HUNTERS®

HERE TO GET *you* THERE



## Park Hill

Rowley Regis, B65 0DD



Council Tax: C



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Offers Over £230,000



## Front Of The Property

To the front of the property there is a block paved driveway, planted shrubs, double glazed composite door leading to entrance hall, further double glazed door to kitchen and electric up and over door leading to garage.

## Entrance Hall

With a double glazed door leading from the front of the property, stairs to first floor landing, laminate floor, double glazed window to front and electric storage heater.

## Lounge Diner

14'5" x 13'1" max (4.4 x 4 max)

With doors leading from the entrance hall and kitchen, space for seating and dining, storage cupboard, laminate floor, double glazed window to rear, double glazed sliding doors leading to conservatory and electric storage heater.

## Kitchen

9'2" x 8'2" (2.8 x 2.5)

With a door leading from lounge diner, fitted with a range of matching wall and base units, work surfaces with upstands, stainless steel sink and drainer, integrated oven, hob, stainless steel cooker hood over, integrated fridge, dishwasher, plumbing for washing machine, recessed spotlights, double glazed window to front and further double glazed door leading to side of the property.

## Conservatory

10'5" x 10'5" (3.2 x 3.2)

With double glazed sliding doors leading from lounge diner, space for seating, tiled floor with underfloor heating and double glazed windows and french doors leading to garden.

## Landing

With stairs leading from the entrance hall, doors to various rooms, loft access and storage cupboard.

## Bedroom One

11'1" x 8'2" (3.4 x 2.5)

With a door leading from the landing, fitted wardrobes, double glazed window to front and electric storage heater.



### Bedroom Two

10'9" x 8'2" (3.3 x 2.5)

With a door leading from the landing, fitted wardrobes, double glazed window to rear and electric storage heater.

### Bedroom Three

7'6" x 5'6" (2.3 x 1.7)

With a door leading from the landing, double glazed window to rear and electric storage heater.

### Bathroom

With a door leading from the landing, bath with shower over, WC, wash hand basin, part tiled walls, recessed spotlights, double glazed window to front and a chrome heated towel rail.

### Garage

15'8" x 8'2" (4.8 x 2.5)

With an electric roller shutter door leading from the front of the property, light, power and double glazed door leading to rear garden.

### Garden

With double glazed french doors leading from the conservatory to a patio seating area, steps down to well maintained lawn with shrub borders, further patio seating with pagoda, decorative chipping stones, slate border and garden shed.



Road Map



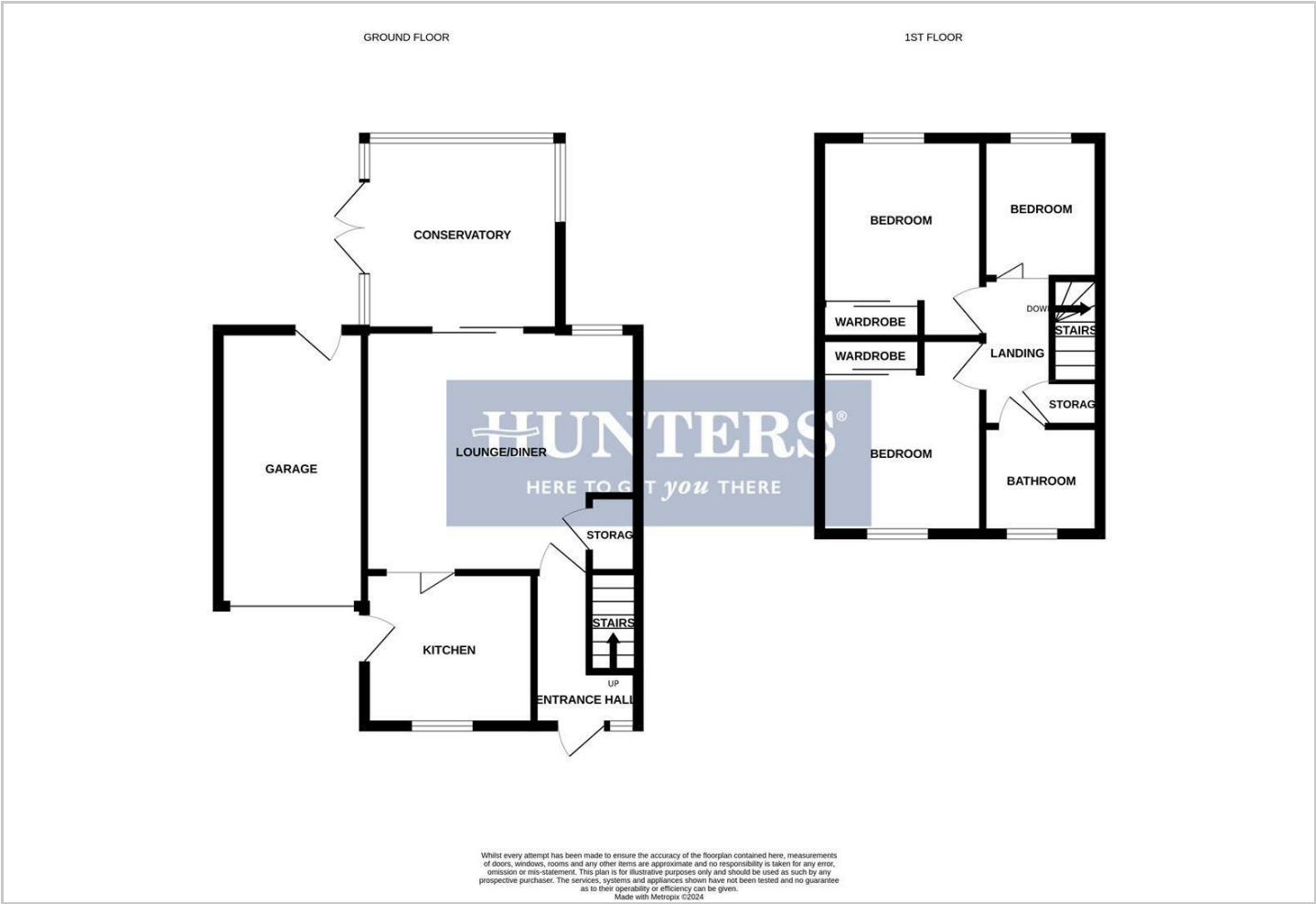
Hybrid Map



Terrain Map



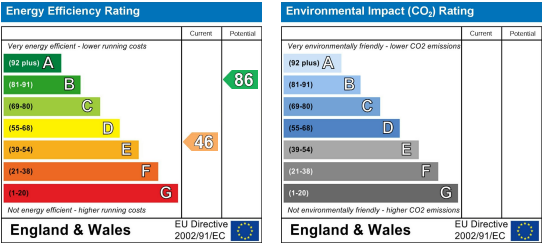
Floor Plan



Viewing

Please contact our Hunters Stourbridge Office on 01384 443331 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.