

# HUNTERS®

HERE TO GET *you* THERE



## Siviters Lane

Rowley Regis, B65 8DP



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Offers In The Region Of £395,000



## Front of The Property

Beyond mature shrub frontage leads to patio walk-through providing access to porch, driveway leading to garage, gated side access, outdoor lighting and double glazed door leading to hall.

## Porch

With feature stained glass doors leading from the front of the property and entrance hall.

## Entrance Hall

With feature stained glass door leading from porch, stairs to first floor landing complete with panelling, traditional minton tiled floor, cornice, picture rail, stained glass double glazed window to side and a central heating radiator.

## Lounge

12'5" x 12'1" (3.8 x 3.7)

With a door leading from entrance hall, feature fire place with electric fire and marble hearth, comfortable space for seating, cornice, picture rail, ceiling rose, double glazed bay window to front with feature stained glass and a central heating radiator.

## Sitting Room

16'8" x 14'5" into bay (5.1 x 4.4 into bay)

With a door leading from entrance hall, feature fire place with gas fire and marble hearth, comfortable space for seating, cornice, picture rail and ceiling rose, double glazed patio doors leading to rear into bay with feature stained glass and a central heating radiator.

## Dining Room

13'1" x 10'9" (4 x 3.3)

With doors to various rooms, space for dining table, butlers cupboard, double glazed windows to front and side and a central heating radiator.

## Kitchen

10'2" x 9'6" (3.1 x 2.9)

With a door leading from side hall, fitted with a range of matching wall and base units, work surfaces with tiled splashback, stainless steel sink and drainer, space for cooker with extractor hood over, integrated fridge, space for appliances, wall mounted central heating boiler, double glazed window to rear and a central heating radiator.

## Side Hall

With a double glazed composite door leading from the side of the property, doors to various rooms, parquet floor, open storage area, window to front, double glazed door leading to rear and a central heating radiator.

## Landing

With stairs leading from entrance hall, doors to various rooms, large storage cupboard and feature stained glass window to front.

Tel: 01384 443331

### Bedroom One

16'4" x 11'9" max (5 x 3.6 max)

With a door leading from landing, built-in wardrobes and shelves, picture rail, double glazed window to rear and a central heating radiator.

### Bedroom Two

12'9" x 11'9" (3.9 x 3.6)

With a door leading from landing, picture rail, double glazed window to front and side and a central heating radiator.

### Bedroom Three

13'1" x 8'10" (4 x 2.7)

With a door leading from landing, double glazed window to rear and a central heating radiator.

### Shower Room

With a door leading from landing, corner shower, WC, wash hand basin set into vanity unit, part tiled walls, extractor fan, double glazed window to side and a central heating radiator.

### Bathroom

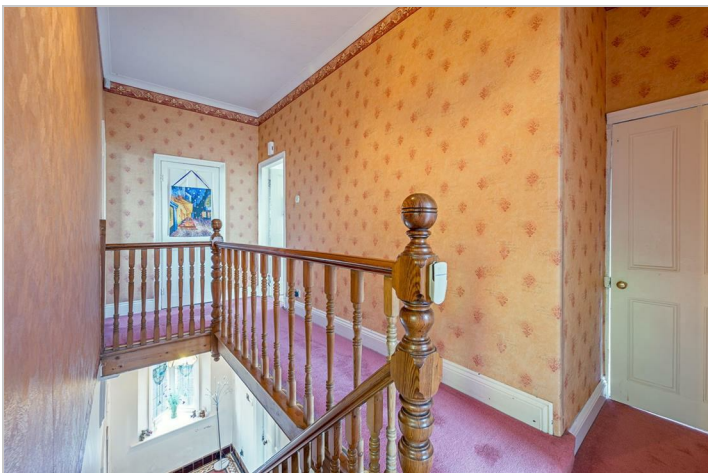
With a door leading from landing, bath, wash hand basin, part tiled walls, double glazed window to side and a central heating radiator.

### Cellar

With stairs leading from dining room, useful storage space, light and power.

### Garden

With double glazed door leading from side hall to a patio seating area, mature shrub borders, well maintained lawn, pond, summerhouse, greenhouse, useful outside stores and WC, outside tap and gated side access leading to the front of the property.



A satellite map view of the Rowley Hospital area. A red circular icon with a white 'H' is placed near the hospital. An orange location pin is also visible. Street names 'Rowley Ln' and 'Powke Ln' are labeled. The text 'bus, Landsat / Copernicus, Maxar Technologies' is at the bottom.

A map of the Rowley Regis area. A large orange pin is placed in the center. The map shows roads including Powke Ln, BLACKHEATH, and A4034. The Google logo is in the bottom left, and 'Map data ©2025' is in the bottom right.

The floor plan is divided into three levels: BASEMENT, GROUND FLOOR, and 1ST FLOOR.

**BASEMENT:** Includes a CELLAR and a set of stairs labeled 'UP'.

**GROUND FLOOR:** Includes a PORCH, ENTRANCE HALL, LOUNGE, SITTING ROOM, KITCHEN, DINING ROOM, HALL, LOBBY, GARAGE, and several STORAGE areas. A WC is located near the garage. A large 'HUNTERS' watermark is overlaid on the central part of the ground floor.

**1ST FLOOR:** Includes three BEDROOMS, a BATHROOM, a SHOWER ROOM, and a LANDING. A set of stairs labeled 'DOWN' leads from the ground floor to the first floor.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**Energy Efficiency Rating**

| Rating                                      | Score Range | Current | Potential |
|---------------------------------------------|-------------|---------|-----------|
| Very energy efficient - lower running costs |             |         |           |
| (92 plus) A                                 |             |         |           |
| (81-91) B                                   |             |         |           |
| (69-80) C                                   |             |         |           |
| (55-68) D                                   |             |         |           |
| (39-54) E                                   |             |         |           |
| (21-38) F                                   |             |         |           |
| (1-20) G                                    |             |         |           |
| Not energy efficient - higher running costs |             |         |           |

Current: 61 Potential: 74

**Environmental Impact (CO<sub>2</sub>) Rating**

| Rating                                                          | Score Range | Current | Potential |
|-----------------------------------------------------------------|-------------|---------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |             |         |           |
| (92 plus) A                                                     |             |         |           |
| (81-91) B                                                       |             |         |           |
| (69-80) C                                                       |             |         |           |
| (55-68) D                                                       |             |         |           |
| (39-54) E                                                       |             |         |           |
| (21-38) F                                                       |             |         |           |
| (1-20) G                                                        |             |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |             |         |           |

Current: 61 Potential: 74

**England & Wales**

EU Directive 2010/31/EC

11a St Johns Road, Stourbridge, DY8 1EJ  
Tel: 01384 443331 Email: [stourbridge@hunters.com](mailto:stourbridge@hunters.com) <https://www.hunters.com>