

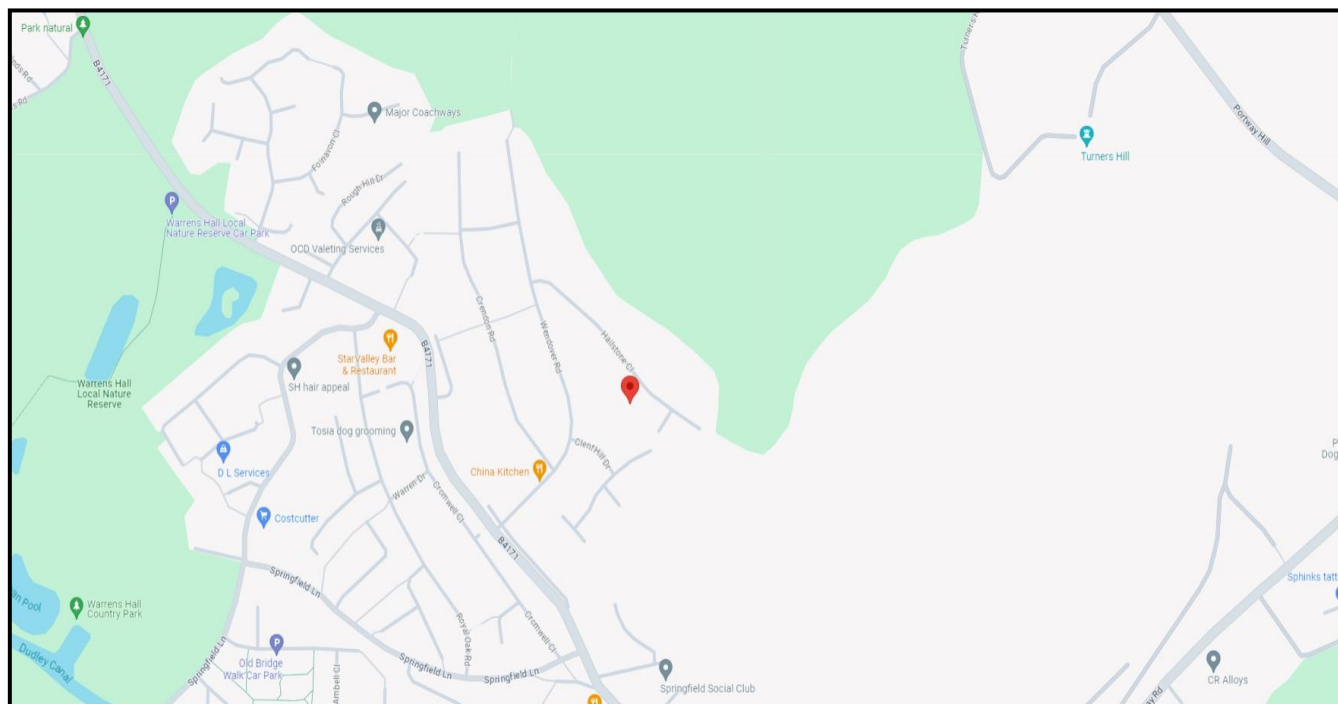
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		



Hailstone Close, Rowley Regis, West Midlands, B65 8LJ

£260,000

Innovate Estate Agents are delighted to present this **THREE BEDROOM SEMI DETACHED PROPERTY** situated in Rowley Regis! The property boasts of **FRONT DRIVEWAY** allowing **OFF ROAD PARKING**, front entrance porch, entrance hallway, **LOUNGE**, **FITTED KITCHEN/DINER**, utility room, guest W/C, family bathroom, rear garden, double glazing and gas central heating throughout! Thanks to its sought after location the property has easy commute to a range of day to day amenities, educational facilities and transport links such as Springfield Primary School, St Michael's CE High School, Warrens Hall Local Nature Reserve, Rowley Regis Train Station and (M5 Junction 2). **EPC Rating: D. Council Tax Band: C. Admin Fees May Apply.**



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Equipment: Plascom One Ltd trading as Innovate Estate Agents has not tested the equipment or central heating system mentioned in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition.

Measurements: Great care is taken when measuring, but measurements should not be relied upon for ordering carpets, equipment, etc.

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Approach The property is approached via a block paved front driveway allowing off road parking leading to front entrance porch door and up and over garage door.

Front Entrance Porch Having further door leading into entrance hallway.

Entrance Hallway Having ceiling light point, power points, gas central heating radiator, stairs rising to first floor landing, wood effect laminate flooring and doors leading into lounge and fitted kitchen.

Lounge 15' 0" x 12' 0" (4.57m x 3.65m) Having ceiling light point, power points, gas central heating radiator, double glazed window to front elevation and wood effect laminate flooring.

Fitted Kitchen/Diner 18' 3" x 10' 8" (5.56m x 3.25m) Having ceiling light point, power points, gas central heating radiator, double glazed window to rear elevation, fitted kitchen comprises of matching high gloss wall and base units with work tops over, inset sink drainer unit with mixer tap, integrated four ring electric hob with cooker hood above, matching splashback and oven below, dining area, tiled flooring, door to utility room and sliding patio door leading to rear garden.

Utility Room Having ceiling light point, power points, gas central heating radiator, double glazed windows to side and rear elevations, matching base units with work tops over, plumbing for utilities and space for fridge/freezer, wood effect laminate flooring, door leading to rear garden and door to guest W/C.

Guest W/C Having ceiling light point, gas central heated towel radiator, wall mounted hand wash basin with hot and cold water taps, low level W/C and wood effect laminate flooring.

First Floor Landing Having ceiling light point and doors leading into all bedrooms and family bathroom.

Bedroom One 13' 0" x 12' 0" (3.96m x 3.65m) Having ceiling light point, power points, gas central heating radiator and double glazed window to rear elevation.

Bedroom Two 11' 10" x 11' 8" (3.60m x 3.55m) Having ceiling light point, power points, gas central heating radiator and double glazed window to front elevation.

Bedroom Three 8' 7" x 6' 2" (2.61m x 1.88m) Having ceiling light point, power points, gas central heating radiator and double glazed window to front elevation.

Family Bathroom Having ceiling light point, gas central heated towel radiator, obscure double glazed windows to side and rear elevations, bathroom suite comprises of panel bath with hot and cold water taps, built in shower cubicle with shower head attachment, vanity hand wash basin with mixer tap, low level W/C, tiling to walls and floor.

Rear Garden The rear of the property comprises of paved patio area with steps leading down to lawned area, planters to sides and fencing to its perimeters.

Garage