

165 Penncricket Lane, Rowley Regis, B65 0RJ



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### Hicks Hadley

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Hicks Hadley are delighted to welcome to the market this well-presented three-bedroom semi-detached home, offered with no upward chain. Ideally situated for a range of local amenities and excellent transport links, including Rowley Regis train station with direct routes to surrounding areas and city centres. The property benefits from double glazing and gas central heating throughout. The ground floor comprises a welcoming entrance hall, spacious dual-aspect living/dining room and a well-proportioned kitchen. To the first floor are three bedrooms and a fitted family bathroom. Externally, the property offers off-road parking to the front, a shared driveway, rear garage and a well-established landscaped garden with mature planting, providing a pleasant outdoor space.

Asking Price £230,000 - Freehold

Hicks Hadley





**Entrance hallway 5'10" x 5'2"ax (1.8 x 1.6max )**  
Double glazed panel fitted to the front elevation with a partially glazed door fitted, central heating radiator fitted to the side elevation.

**Lounge/Diner 23'3"x 12'1" max (7.1x 3.7 max)**  
Double glazed window fitted to the front elevation, double glazed sliding doors fitted to the rear elevation, gas fire place wall mounted, central heating radiator fitted tot he inside elevation.

**Kitchen 9'2" x 6'10" (2.8 x 2.1)**  
Double glazed window fitted to the rear elevation, partially glazed doors fitted to the side elevation with access to the shared driveway, partially tiled walls, one and a half bowl stainless stink and drainer fitted with a mixer tap, 'shaker' style kitchen unit fitted with integrated fridge/freezer along with appliance space for washing machine, integrated oven with four ring gas hob fitted above along with extractor fan, radiator fitted tot he inside elevation, storage cupboard fitted.

**Landing 6'2" x 5'10" (1.9 x 1.8 )**  
Privacy glazed window fitted to the side elevation.

**Bedroom one 12'1" x 8'10" (3.7 x 2.7)**  
Double glazed window fitted to the rear elevation, bespoke fitted wardrobes, central heating radiator fitted to the inside elevation.

**Bedroom two 10'5" x 8'10" (3.2 x 2.7)**  
Double glazed window fitted to the front elevation, central heating radiator fitted to the side elevation, wardrobe fitted with sliding mirrored doors.

**Bedroom three 8'10" x 5'10" (2.7 x 1.8)**  
Double glazed window fitted to the rear elevation, central heating radiator fitted to the side elevation.

**Family bathroom**  
Privacy glazed window fitted to the front elevation, large storage cupboard housing combi boiler, bath tub with thermostatic shower fitted above, central heating radiator fitted to the inside elevation, sink with low flush w.c fitted, partially tiled walls.

**Garage**



**External**  
To the front of the property is a tarmac driveway, complemented by a lawn and mature planting to the borders. Gated side access leads to the shared driveway, providing access to the garage and rear garden. The generous, well-maintained rear garden has been thoughtfully landscaped, creating a private and tranquil outdoor 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](http://checker.ofcom.org.uk/en-gb/broadband-coverage)



Council Tax Band :B

EPC :C

Tenure Information :FREEHOLD

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

