3 The Avenue, Rowley Regis, B65 8FD



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Hicks Hadley

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LANDLORDS ONLY
A superbly presented modern two bedroom terraced property in this most popular of locations for access to schools, transport links and all local amenities. The property briefly comprises: entrance hall, fitted kitchen, downstairs wc, spacious lounge/diner, two double bedrooms and shower room to first floor. The property further benefits from: low maintenance rear garden, gas central heating and double glazing. A FANTASTIC OPTION FOR LANDLORDS. TENANT PAYING £975 PCM. EPC: C

£180,000 - Freehold

Hicks Hadley







Entrance Hall
With obscured double glazed front door, central heating radiator, under stairs cupboard, stairs to first floor and doors into:

Fitted Kitchen 9'9" x 6'3" (2.982 x 1.93)
Having matching wall and base units with worktops over to incorporate single drainer sink unit, integrated oven, electric hob, extractor chimney over, space for fridge freezer, plumbing for automatic washing machine, spotlights, wall mounted Ideal boiler in cupboard and double glazed window to front elevation.

Downstairs WC
With low flush wc, pedestal wash hand basin, heated towel rail and splash back tiling.

Spacious Lounge/Diner 12'10 x 12'7 (3.91m x 3.84m)
With central heating radiator and double glazed patio door into garden.

Landing
With loft hatch and doors into:

Bedroom One 12'8" x 9'3" (3.871 x 2.839)
With central heating radiator, integrated wardrobe, storage cupboard and double glazed window to rear elevation.

Bedroom Two 10'7" x 8'1" (3.239 x 2.488)
With central heating radiator, integrated wardrobe and double glazed wardrobe to front elevation.

Bathroom 6'4" x 6'2" (1.949 x 1.891)
Having panel bath with shower over, shower screen, low flush wc, pedestal wash hand basin, heated towel rail, spotlights and splash back tiling.

Outside
Front: With external wall and pathway leading to front door.

Rear: With paved patio area leading to further low maintenance garden and gate to the rear.





Agents Note
COUNCIL TAX BAND: B

We have been informed that the property is freehold. Pease check this detail with your solicitor.

EPC: C

All mains services are connected.

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

Vendor Note
Two parking spaces side by side in the courtyard to the rear.

