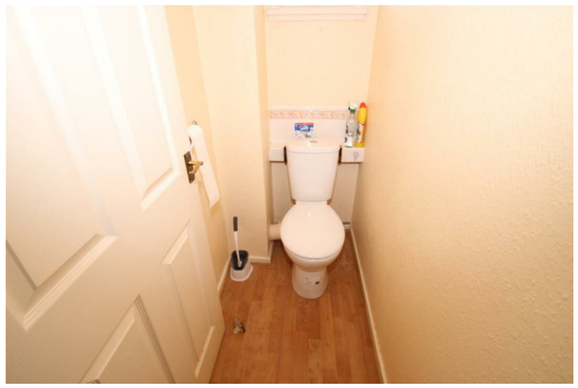
4 Newbury Walk, Rowley Regis, B65 9DF



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Hicks Hadley

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NO UPWARD CHAIN
A well presented two bedroom mid terraced property in this popular location for transport links, schools and access to all local amenities. The property briefly comprises: entrance hall, spacious lounge/diner, fitted kitchen, rear lobby, landing, two double bedrooms, bathroom and separate wc. The property further benefits from: private rear garden and gas central heating. VIEWING HIGHLY RECOMMENDED. GREAT OPTION FOR FIRST TIME BUYERS. EPC: TBA

Offers In The Region Of £185,000 - Freehold

Hicks Hadley







Entrance Hall
With obscured double glazing to front elevation, central heating radiator, stairs to first floor and doors into:

Spacious Lounge/Diner 21'3" x 10'4" (6.5 x 3.166)
Having feature fireplace, electric fire, central heating radiator, double glazed window to front elevation and double glazed patio doors to rear elevation.

Fitted Kitchen 10'6" x 7'9" (3.217 x 2.387)
Having matching wall and base units with worktops over, single drainer sink unit, space for cooker, extractor over, space for fridge, plumbing for automatic washing machine, splash back tiling, window to rear elevation and door into:

Rear Lobby
With obscured double glazed door into garden.

Landing
With loft hatch, storage cupboard housing Ideal boiler and doors into:

Bedroom One 13'11" x 12'0" (4.248 x 3.658)
With central heating radiator and double glazed window to rear elevation.

Bedroom Two 15'5" x 8'3" (4.701 x 2.523)
With central heating radiator, storage cupboard and double glazed window to front elevation.

Bathroom
Having bath, pedestal wash hand basin, splash back tiling and obscured double glazed window to rear elevation.

Separate WC
With low flush wc and obscured double glazed window to rear elevation.

Outside
Front: With steps up to front door and adjacent lawn.

Rear: With paved patio area, steps up to further patio area and shrubbery area to the right hand side. The property also has gated rear access.

Agents Note
COUNCIL TAX BAND: B

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





EPC: TBA

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

All mains services are connected (gas/electric/water).



Hicks Hadley