

.103 Harvest Road, Rowley Regis, B65 8EH



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**Hicks Hadley**

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OFFERING NO UPWARD CHAIN-NEWLY RE-LISTED

Hicks Hadley are proud to welcome to a delightful two-bedroom semi-detached property which offers spacious and well-presented accommodation, ideally situated close to local amenities, transport links, rail connections and motorway networks. The property briefly comprises a welcoming front lounge, a spacious family kitchen diner, and a side lobby with a useful utility room. To the first floor are two well-proportioned bedrooms and a family bathroom. Externally, the property benefits from a good-sized rear garden with gated access to the rear, along with a driveway providing ample off-road parking.

Conveniently located and ready to move into, this charming home would make an ideal purchase for first-time buyers, downsizers, or investors alike.

**Offers In Excess Of £195,000 - Freehold**

**Hicks Hadley**



### Approach

Approached via block paved driveway , ample for at least two cars , with access to side lobby and front door opening into hallway

### Entrance hallway

Stairs up to First Floor , double glazed window to side elevation, central heating radiator, wood effect flooring and doors leading to Lounge and Kitchen

### Lounge 11' x 10'3" into bay (3.35m x 3.12m into bay )

Located to the front with a double glazed bay window, central heating radiator, glass panelled door to hallway, gas fire with feature surround

### Kitchen/ Dining Room 17'4" max x 10'3" (5.28m max x 3.12m )

An Impressive Family Dining Kitchen : Fitted with a range of matching wall and base units with work surfaces over , sink and drainer, complimentary splash back tiling , space for cooker , door to under stairs storage pantry, central heating radiator, wood effect flooring, plumbing for washing machine , space for appliances , double glazed window to rear and double glazed french doors out to garden, space for a dining table and chairs, door leading to side lobby and through to utility .

### Side Lobby

With double glazed door to front , door to rear garden and door to utility.

### Utility

With two double glazed windows, work surfaces and space for appliances

### First Floor Landing

Double glazed window to side elevation, loft access and doors leading to :

### Bedroom One 14'4" x 8'8" (4.37m x 2.64m )

Double Bedroom with two double glazed windows to the front elevation, central heating radiator , door to storage cupboard housing central heating boiler.

### Bedroom Two 10'7" x 10'3" into recess (3.23m x 3.12m into recess )

Double Bedroom , double glazed window to rear and central heating radiator



### Family Bathroom

White suite comprising of panelled bath with mixer shower over, glass shower screen, heated towel rail, low level flush WC , vanity wash hand basin , tiling to walls , mirrored wall cabinet , with double glazed privacy glass window to rear elevation.

### Rear Garden

Of Good Size .... Ideal family Garden : Patio Area with outside tap, with lawn and pathway to the rear, fencing to borders , shed , and double gates opening to the rear offering further off road parking if required .

### 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 :D

Tenure Information :FREEHOLD

Any other Material Facts :All information has been provided by the vendor, Please confirm all details with a chosen solicitor.

