HUNTERS®

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Highbury Avenue

Rowley Regis, B65 9PP

3 1 2 E





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Rowley Regis, B65 9PP

Offers In The Region Of £275,000







Front of The Property

To the front of the property there is a large block paved driveway, lawn, planted shrubs and double glazed doors leading to porch and utility.

Porch

With double glazed doors leading from the front of the property, wall light, quarry tiled floor and feature stained glass windows and door to entrance hall.

Entrance Hall

With feature stained glass door leading from porch, stairs to first floor landing, doors to various rooms, storage cupboard, dado rail, panelling, laminate floor and a central heating radiator.

Lounge Diner

24'7" x 11'5" max into bay (7.5 x 3.5 max into bay)

With a door leading from entrance hall, feature fire place with gas fire, space for seating and dining, alcoves with complimentary shelving, wall lights, dado rail, laminate floor, double glazed bay window to front, further double glazed bay window and french doors to rear and two central heating radiators.

Kitchen Breakfast Room

16'0" x 9'10" max (4.9 x 3 max)

With a door leading from entrance hall, fitted with a range of matching wall and base units, granite worksurfaces with drainer grooves, belfast sink, tiled splashback, space for Rangemaster-style cooker with stainless steel cooker hood over, plumbing for washing machine, fridge freezer, breakfast bar, housed central heating boiler, tiled floor, double glazed windows to rear and side, further double glazed door to rear and a central heating radiator.

Utility

16'4" x 7'2" (5 x 2.2)

With double glazed doors leading from the front and rear of the property, useful storage space, light and power, tiled floor, double glazed windows to front and rear and two skylights.

Landing

With stairs leading from entrance hall, doors to various rooms and double glazed window to side.

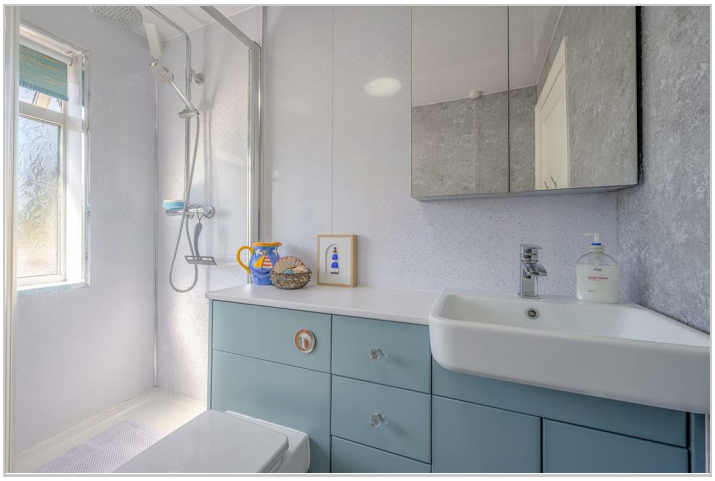
Bedroom One
13'9" x 11'5" max (4.2 x 3.5 max)
With a door leading from landing, fitted wardrobes, picture rail, double glazed bay window to front and a central heating radiator.

Bedroom Two
11'1" x 10'9" (3.4 x 3.3)
With a door leading from landing, picture rail, double glazed window to rear and a central heating radiator.

Bedroom Three
6'2" x 6'6" (1.9 x 2)
With a door leading from landing, loft access, double glazed window to front and a central heating radiator.

Garden
With double glazed doors leading from lounge diner, kitchen breakfast room and utility to a patio seating area, well maintained lawn, mature shrubs and trees, shed and greenhouse.

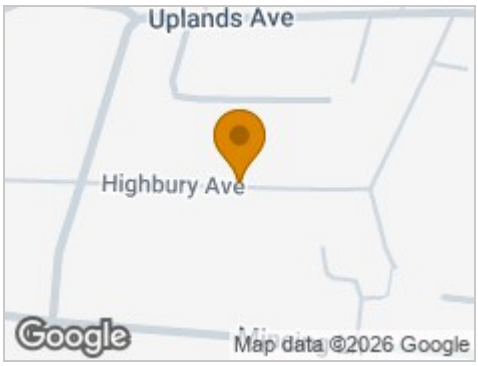








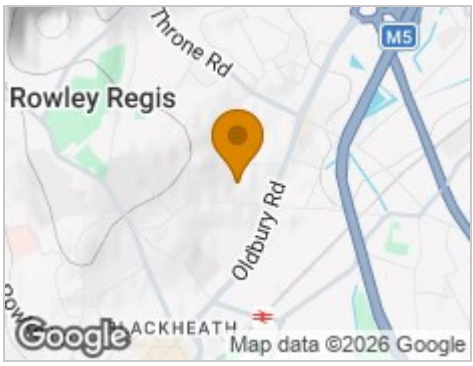
Road Map



Hybrid Map



Terrain Map



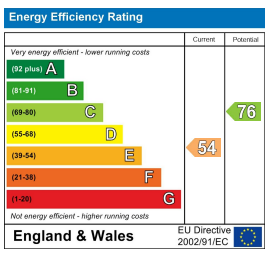
Floor Plan

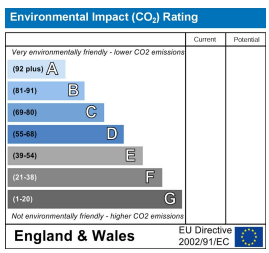


Viewing

Please contact our Hunters Stourbridge Office on 01384 443331 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph





These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.
THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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