

80 Midhill Drive, Rowley Regis, B65 9SL



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## 80 Midhill Drive, Rowley Regis



**Hicks Hadley**

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**\*\*NO UPWARD CHAIN\*\***

An outstanding and significantly improved four-bedroom semi-detached family home, situated within this popular residential estate and benefiting from gas central heating and double glazing throughout. This beautifully extended property offers generous and versatile living accommodation, briefly comprising a welcoming entrance hall, a delightful through lounge, and an impressive orangery that provides additional living space and enjoys views over the rear garden. The home further benefits from a spacious dining area which opens into a stylish re-fitted kitchen, creating a superb space for modern family living and entertaining. Completing the ground floor is a convenient shower room. To the first floor, a landing leads to four well-proportioned bedrooms along with an attractive and contemporary family shower room. Externally, the property benefits from a garage/store and a beautifully maintained rear garden, perfect for relaxation and entertaining. The garden also features a luxurious hot tub and a timber lodge with fitted sauna, offering a unique and private retreat. This impressive home must be viewed to fully appreciate the space, quality and lifestyle features on offer. EPC- B

**Hicks Hadley**

**Offers In The Region Of £340,000 - Freehold**



#### Entrance Hall

With central heating radiator, stairs to first floor and door into:

#### Spacious Lounge 21'3"max x 13'3"max (6.48mmax x 4.04mmax )

Having feature fireplace, gas fire, two central heating radiators, under stairs cupboard, double glazed bow window to front elevation, door to kitchen/diner and access door into:

#### Orangery 12'4" x 9'0" (3.76m x 2.74m )

Having central heating radiator, two Velux skylight windows, spotlights and double glazed patio doors into garden.

#### Open Plan Kitchen/Diner 16'9" x 10'0" (5.11m x 3.05m )

Having matching wall and base units with worktops over to incorporate one and a half bowl drainer sink unit, gas hob with extractor over, integrated oven, integrated dishwasher, integrated fridge, spotlights, ceramic tiling, central heating radiator, double glazed window to side elevation, double glazed door into garden and door into:

#### Rear Lobby

With door into garage and door into:

#### Ground Floor Shower Room

With corner shower cubicle, low flush wc, vanity wash hand basin, heated towel rail and ceramic tiling.

#### First Floor Landing

With loft hatch and doors into:

#### Bedroom One 12'3" x 11'0" (3.73m x 3.35m )

With central heating radiator, integrated wardrobe, storage cupboard and two double glazed windows to front elevation.

#### Bedroom Two 11'9" x 10'0" (3.58m x 3.05m )

With central heating radiator, integrated wardrobe and double glazed window to front elevation.

#### Bedroom Three 10'8" x 10'0" (3.25m x 3.05m )

With central heating radiator, integrated wardrobe and double glazed window to rear elevation.

#### Bedroom Four 9'2" x 7'0" (2.79m x 2.13m )

With central heating radiator and double glazed window to rear elevation.



#### Shower Room

With large walk in shower, low flush wc, vanity wash hand basin, heated towel rail, spotlights and obscured double glazed window to rear elevation.

#### External

Front: With block paved driveway leading to garage entrance door and front door.

Rear: With paved patio area, raised intermittent shrubbery borders and access to lodge.

#### Lodge

Having superb outbuilding with sitting room and door into lobby with sauna access.

#### Garage

Offering useful storage space.



#### Agent Notes

COUNCIL TAX BAND: B

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

EPC: B

Broadband/Mobile coverage- please check on link- [//checker.ofcom.org.uk/en-gb/broadband-coverage](http://checker.ofcom.org.uk/en-gb/broadband-coverage)

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

