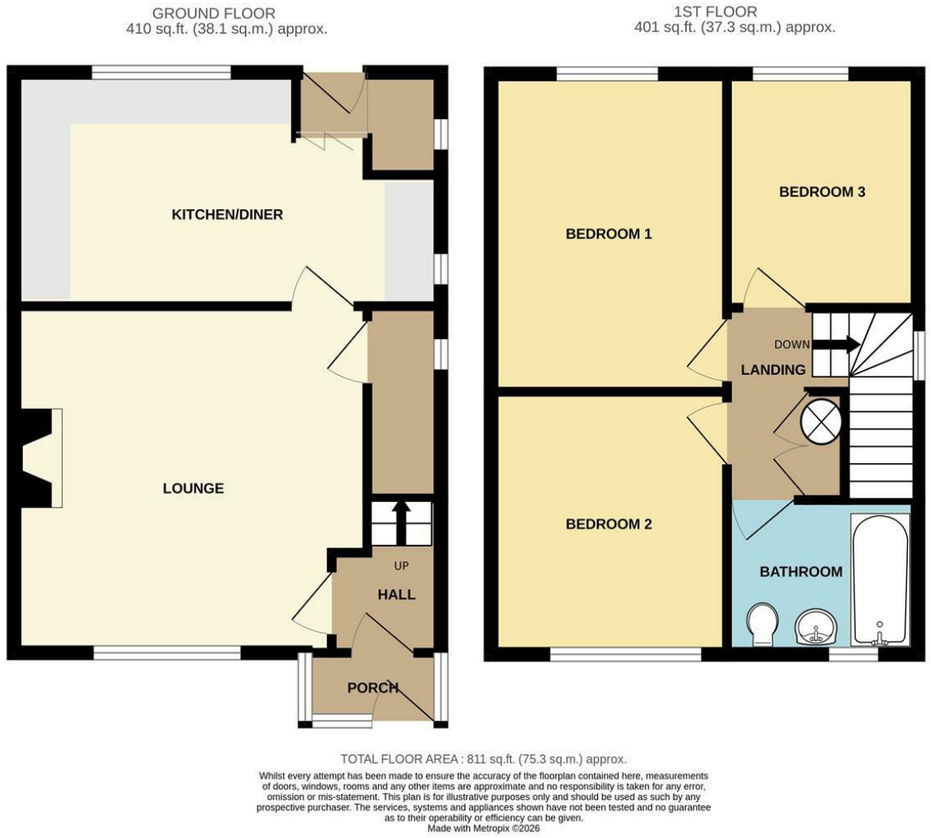
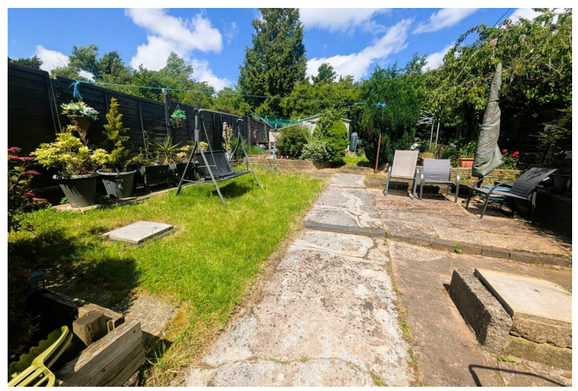
40 Dudley Road, Rowley Regis, B65 8JJ









40 Dudley Road, Rowley Regis

Hicks Hadley

13 Hagley Road
Halesowen
West Midlands
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0121 585 66 67

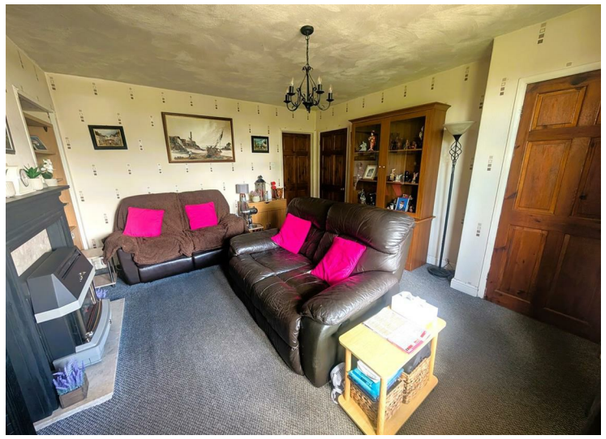
sales@hickshadley.com

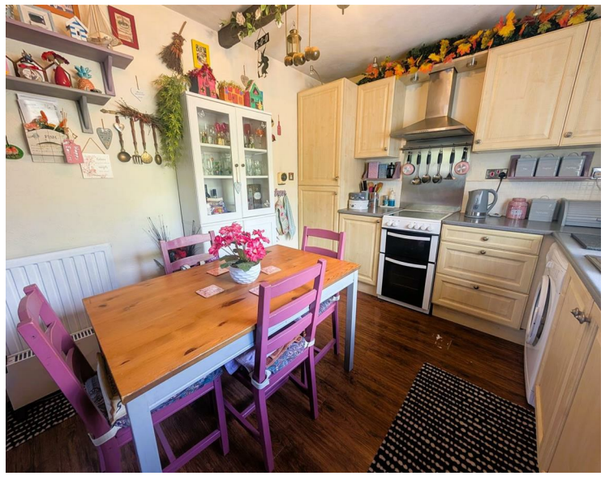
https://www.hickshadley.c

Hicks Hadley are delighted to present this three-bedroom semi-detached property, set on a generous plot and offering excellent potential. Ideally located for convenient transport links, local amenities, and well-regarded schools, this home is perfectly positioned for families and commuters alike. The accommodation briefly comprises an entrance porch, a spacious lounge, and a kitchen-dining area, complemented by a useful utility space with scope to convert into a ground-floor W.C. (subject to requirements). To the first floor are three well-proportioned bedrooms and a family bathroom. Externally, the property boasts a substantial rear and side garden, along with a garage situated at the far end of the plot — offering superb outdoor space and further potential. Viewing is highly recommended to appreciate the size and opportunity this property presents.

Guide Price £155,000 - Freehold

Hicks Hadley







Porch

Entrance hallway
Radiator fitted to the side elevation, Fuse box fitted above.

Lounge 13'9"ax x 13'9" (4.2max x 4.2)
Bay style window fitted to the front elevation, Gas fire place fitted central also housing the back boiler heating system which is currently not in use, Under stair cupboard space.

Kitchen/Diner 17'0" max x 9'2" (5.2 max x 2.8)
Double glazed window fitted to the rear and side elevation, Radiator fitted to the inside elevation, partially tiled walls, one bowl stainless steel sink and drainer fitted with mixer tap, Oven and ceramic hob and stainless steel extractor fan fitted above, appliance space for washing machine and dryer.

Utility space
Appliance space and privacy glazed window fitted to the side elevation.

Landing
Privacy glazed window fitted to the side elevation, loft access above.

Bedroom one 12'5" x 9'2" (3.8 x 2.8)
Double glazed window fitted to the rear elevation, radiator fitted to the rear elevation.

Bedroom two 10'5"x.9'2" max (3.2x.2.8 max)
Double glazed window fitted to the front elevation, radiator fitted to the front elevation,

Bedroom three 9'6" x 7'2" (2.9 x 2.2)
Double glazed window fitted to the rear elevation, radiator fitted to the rear elevation.

Family bathroom
Privacy glazed window fitted to the front elevation, partially tiled walls, electric shower fitted over bath tub with glass shower screen fitted, sink and low flush w.c fitted, radiator fitted to the inside elevation.

External
To the front of the property is a slabbed pathway with a lawned area and mature shrubs bordering the plot, continuing around to the side where a gated side access is provided. At the rear, the property enjoys a slabbed patio area leading onto a well-maintained lawn, offering an excellent space.

Garage
Vendor has advised (may contain asbestos)





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

Council Tax Band :A

EPC :TBC

Tenure Information :Freehold

Any other Material Facts :Traditional brick build and tiled roof. All information has been provided by the vendor, Please confirm all details with a chosen solicitor.

Auctioneer comments

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56-day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd).
If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee.
The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc. VAT.
Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £500 inc. VAT. These services are optional



Hicks Hadley