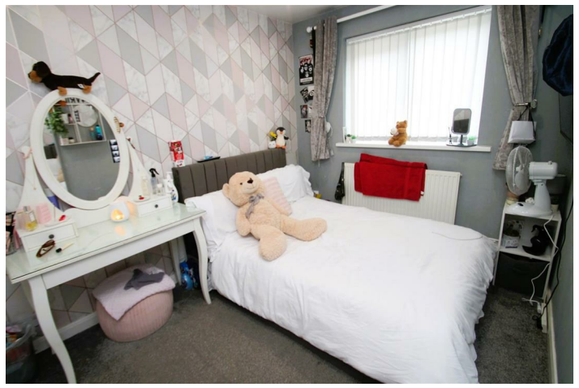
35 St. Giles Close, Rowley Regis, B65 9EL









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Hicks Hadley

13 Hagley Road
Halesowen
West Midlands
B63 4PU

0121 585 66 67
sales@hickshadley.com
https://www.hickshadley.c

Hicks Hadley are delighted to welcome to the market this well-presented three-bedroom detached property, ideally situated in a quiet cul-de-sac location in Rowley Regis. The property is conveniently positioned close to a range of local amenities and benefits from excellent transport links, including easy access to the motorway network.
The property briefly comprises a spacious entrance hallway with stairs rising to the first floor, leading through to a generous dual-aspect lounge/diner. The reception room features a cosy log burner and double-glazed doors opening onto the low-maintenance rear garden. The modern high-gloss fitted kitchen offers a stylish finish and ample storage and workspace, making it a practical and contemporary family kitchen. To the first floor are three well-proportioned bedrooms, together with a family bathroom featuring a bath, alongside a separate WC. Externally, the property benefits from a large driveway providing ample off-road parking, a garage, and a mature front garden with established lawn and planting. To the rear is a low-maintenance garden, ideal for relaxing and entertaining. Further benefits include gas central heating and double glazing throughout.
An excellent opportunity for families or those seeking a well-positioned detached home with generous parking and convenient access to local amenities and transport links.

Offers In The Region Of £315,000 - Freehold

Hicks Hadley







Entrance hallway 12'1" x 5'2" (3.7 x 1.6)
Partially glazed front door with double glazing window to the front and side elevation, central heating radiator fitted to the front elevation.

Lounge/Dining room 20'0" x 11'9" max (6.1 x 3.6 max)
Log burner fitted central, central heating radiator fitted to the side elevation, double glazed patio style doors opening into the rear garden.

Kitchen 15'5" x 7'6" (4.7 x 2.3)
Double glazed window fitted to the side and rear elevation, partially glazed door fitted to the side elevation accessing the rear garden, one and a half bowl sink fitted with mixer tap and drainer, ample high gloss unit space available with oak block style worktops and partially tiled walls, integrated dishwasher, tall fridge and freezer, appliance space for a washing machine and separate dryer, tall central heating radiator fitted to the inside elevation, spot light style lighting, oven with five ring gas hob and extractor fan fitted above.

Integral Garage
up and over door with lighting and electric fitted, wall mounted combi boiler fitted.

Landing
Loft access above.

Bedroom one 11'9" x 9'6" (3.6 x 2.9)
Double glazed window fitted to the rear elevation, central heating radiator fitted to the rear elevation.

Bedroom two 10'2" x 8'2" (3.1 x 2.5)
Double glazed window fitted to the front elevation, central heating radiator fitted to the front elevation.

Bedroom three 9'6" x 7'10" (2.9 x 2.4)
Double glazed window fitted to the rear elevation, central heating radiator fitted to the rear elevation, fitted wardrobe space.

Family bathroom
Privacy glazed window fitted to the front elevation, thermostatic shower fitted over the bath tub with glass shower screen., sink with fitted vanity unit, chrome towel radiator fitted to the side elevation, partially tiled walls with separate w.c.





External
To the front of the property is a large driveway providing ample off-road parking, complemented by attractive landscaping to the corner. A side access gate leads through to the rear garden.
To the rear, the property benefits from a spacious patio area, ideal for outdoor seating and entertaining, along with a low-maintenance artificial lawn.

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 :D

EPC :D

Tenure Information :FREEHOLD

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

