



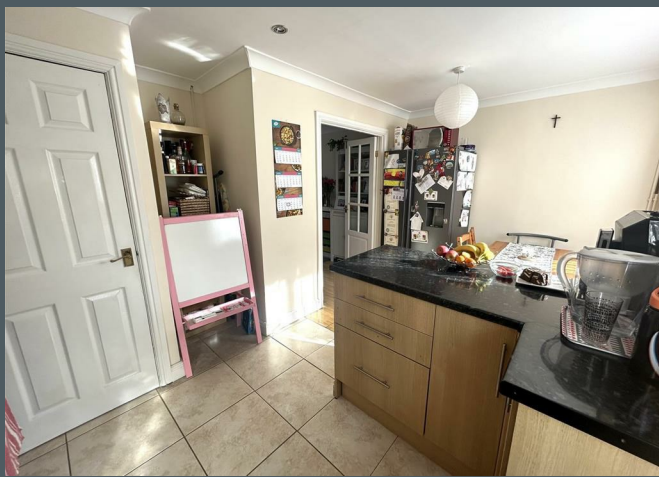
62 Queens Drive
Rowley Regis,
West Midlands B65 9JJ
Guide Price £215,000

...doing things differently



A very well presented three bedroomed semi detached property situated in a quiet cul de sac location being offered with no upward chain! The property comprises of an entrance hall, lounge, kitchen/diner, three bedrooms family bathroom, rear garden and off road parking. The property is in a great location for local schooling and public transport links and also offers gas central heating and double glazing where specified. JE V1 14/09/2023 EPC=C







Location

The landscape of Rowley Regis (known locally as just Rowley) is dominated by St Giles Church on Church Road and incorporates the small locality of Blackheath. Once a municipal borough in its own right it was merged into Warley Borough in 1966, subsequently to be absorbed into Sandwell Borough Council in 1974. It also marks the highest point in the West Midlands at Turners Hill with its two large radio transmitters sitting aloft. During the industrial revolution Rowley Regis became synonymous with nail making and was an important coal mining area. 'Rowley Rag' continues to be quarried at nearby Hailstone Hill, renowned as one of the best road surfacing materials in the country.

Rowley has a house for everyone from the Victorian terraced houses of the 19th century through the larger semi detached and detached houses built on the estates developed during the 1960's and 1970's. Rowley is well served by Blackheath High Street with its selection of traditional shops and Sainsbury supermarket just off the town centre. Blackheath also still holds a weekly market. Well served by public transport Rowley Regis train Station provides direct links to Birmingham and Worcester and has a large park and ride facility. It is also just a couple of miles from Junction 2 of the M5 providing access to the greater motorway network of the West Midlands.

Approach

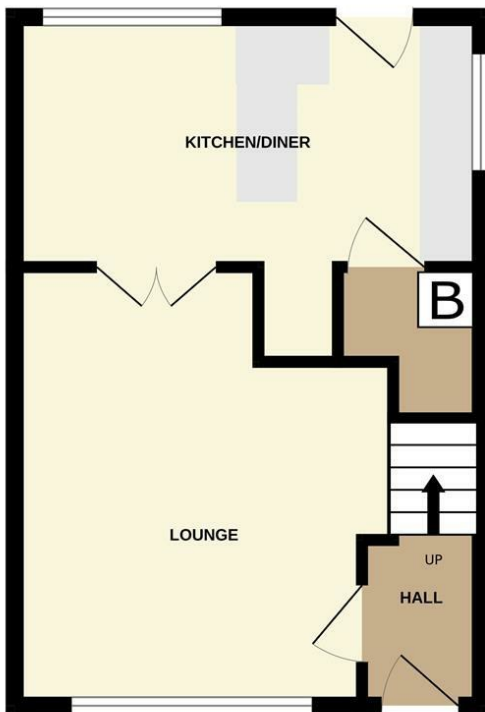
Via tarmacadam driveway, lawn to front, side access to rear, panelled door with glazed inserts to:

Entrance hall

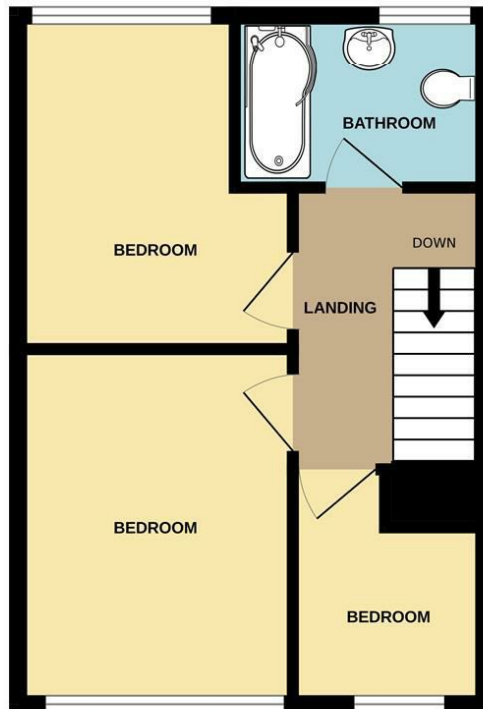
Central heating radiator, stairs to first floor accommodation, door to:



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Lounge 11'9" max 7'10" min x 14'5" max 5'10" min (3.6 max 2.4 min x 4.4 max 1.8 min)

Double glazed bow window to front, central heating radiator, coving to ceiling, double opening doors to kitchen diner.

Kitchen diner 15'1" x 11'1" max 8'2" min (4.6 x 3.4 max 2.5 min)

Dual aspect double glazed window to rear and side, panelled door to rear, central heating radiator, door to storage cupboard housing central heating boiler and plumbing for washing machine, range of matching wall and base units, complementary surfaces over, stainless steel sink with drainer and mixer tap, plumbing for dishwasher, integrated four ring gas hob, oven with splashbacks, chimney extractor over, space for American style fridge and freezer, tiled floor.

First floor landing

Access to loft space and doors radiating to:

Bedroom one 11'5" x 8'10" including fitted wardrobes (3.5 x 2.7 including fitted wardrobes)

Double glazed window to front, central heating radiator, fitted wardrobes, coving to ceiling.

Bedroom two 11'5" max 5'6" min x 8'10" max 7'2" min (3.5 max 1.7 min x 2.7 max 2.2 min)

Double glazed window to rear, central heating radiator, coving to ceiling.

Bedroom three 7'6" x 5'10" (2.3 x 1.8)

Double glazed window to front, central heating radiator. Agents Note: There is limited floor space in this room due to the stair bulk head.

Bathroom

Double glazed obscured window to rear, part tiled walls, panelled bath with shower over, pedestal wash hand basin, low level flush w.c., vertical chrome central heating radiator.

Rear garden

Slabbed patio area, lawn, shed, fence panel borders, mature shrubbery, side gate access to front.

Tenure

References to the tenure of a property are based on information supplied by the seller. We are advised that the property is freehold. A buyer is advised to obtain verification from their solicitor.

Council Tax Banding

Tax Band is B

Money Laundering Regulations

In order to comply with Money Laundering Regulations, from June 2017, all prospective purchasers are required to provide the following - 1. Satisfactory photographic

identification. 2. Proof of address/residency. 3. Verification of the source of purchase funds. In the absence of being able to provide appropriate physical copies of the above, Lex Allan Grove reserves the right to obtain electronic verification.

Referral Fees

We can confirm that if we are sourcing a quotation or quotations on your behalf relevant to the costs that you are likely to incur for the professional handling of the conveyancing process. You should be aware that we could receive a maximum referral fee of approximately £175 should you decide to proceed with the engagement of the solicitor in question. We are informed that solicitors are happy to pay this referral fee to ourselves as your agent as it significantly reduces the marketing costs that they have to allocate to sourcing new business. The referral fee is NOT added to the conveyancing charges that would ordinarily be quoted.

We can also confirm that if we have provided your details to Infinity Financial Advice who we are confident are well placed to provide you with the very best possible advice relevant to your borrowing requirements. You should be aware that we receive a referral fee from Infinity for recommending their services. The charges that you will incur with them and all the products that they introduce to you will in no way be affected by this referral fee. On average the referral fees that we have received recently are £218 per case.

The same also applies if we have introduced you to the services of Mr Tony Lowe of Green Street Surveys who we are confident will provide you with a first class service relevant to your property needs, we will again receive a referral fee equivalent to 20% of the fee that you pay to Green Street Surveys. This referral fee does not impact the actual fee that you would pay Green Street Surveys had you approached them direct as it is paid to us as an intermediary on the basis that we save them significant marketing expenditure in so doing. If you have any queries regarding the above, please feel free to contact us.

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VIEWING View by appointment only with Lex Allan. Opening times: Monday - Friday 9.00am to 5.30pm, Saturday 9.00am to 4.00pm.

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