



112a Ross  
Rowley Regis,  
West Midlands B65 8DZ  
*Offers Over £350,000*

*...doing things differently*





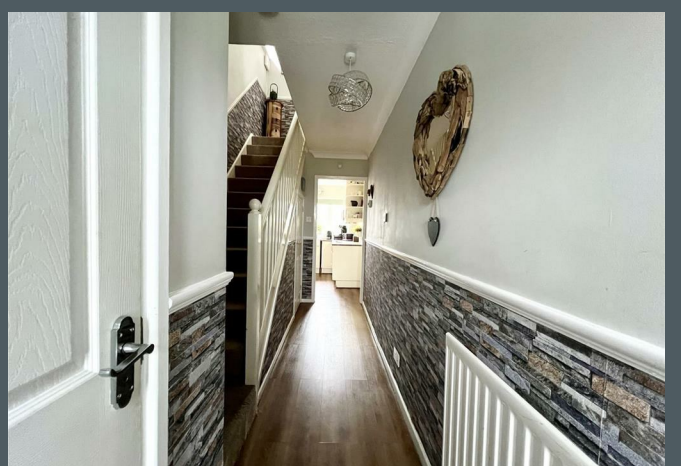
A truly beautiful three bedroom detached house in a sought after area in Rowley Regis, viewing is essential to appreciate the size and condition of this wonderful property. Ideal for first time families, growing families, professional couples as this really is a great family home. Benefitting from being close to great local parks, local amenities local transport links and local schools.

The layout in brief comprises of a spacious hallway, downstairs w.c., large lounge which opens through to a dining area, conservatory, fitted kitchen with utility room just off and internal access to the garage. Heading upstairs is a pleasant landing with loft access, three good size bedrooms and the family bathroom. Externally the property offers ample off road parking via the block paved driveway, plus a side access gate to rear. At the rear is a large enclosed rear garden offering great future potential. AF 8/3/24 V1 EPC=D













### 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 block paved driveway with mature front garden and side access to rear.

### Entrance hall

Double glazed front door, ceiling light point, central heating radiator, stairs to first floor accommodation, laminate flooring, store cupboard under stairs.









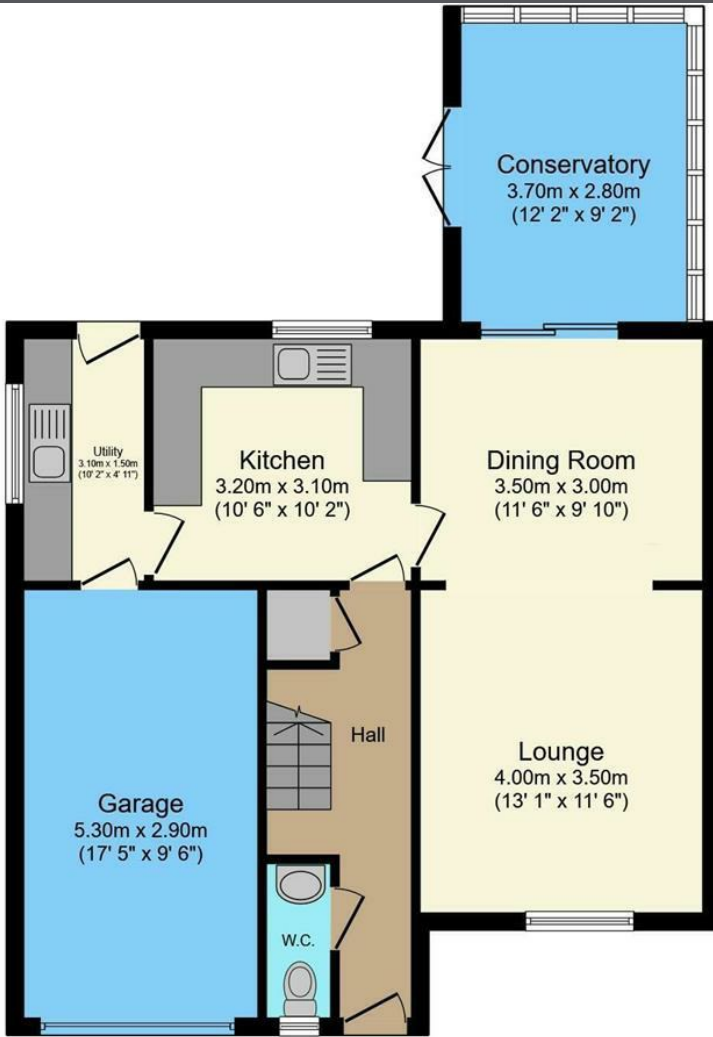




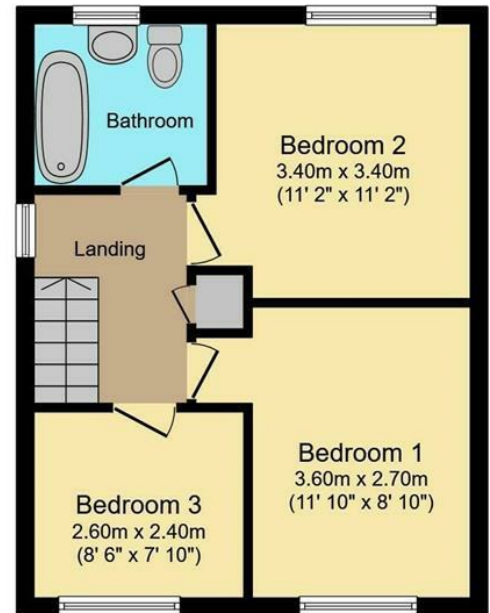








**Ground Floor**



**First Floor**

Total floor area 115.1 sq.m. (1,239 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Purplebricks. Powered by www.focalagent.com



### **Downstairs w.c.**

Double glazed window to front, ceiling light point, central heating radiator, wash hand basin and cabinet beneath, low level w.c., tiled floor.

### **Lounge area 13'5" x 11'5" (4.1 x 3.5)**

Double glazed bow window to front, ceiling light point, central heating radiator.

### **Dining area 11'1" x 9'10" (3.4 x 3.0)**

Double glazed window to rear, sliding patio door, ceiling light point, central heating radiator.

### **Conservatory 9'2" x 11'9" (2.8 x 3.6)**

Double glazed windows, patio door, ceiling light point with fan and tiled floor.

### **Kitchen 9'10" x 10'2" (3.0 x 3.1)**

Double glazed window to rear, ceiling light point, range of wall and base units, wood effect work top ceramic twin sink, part tiled walls, space for cooker with extractor, central heating radiator and laminate flooring.

### **Utility 5'2" x 10'2" (1.6 x 3.1)**

Double glazed window and door to rear, ceiling light point, range of wall and base units, wood effect work top over, stainless steel sink, part tiled walls and laminate flooring.

### **Garage 17'0" x 8'6" (5.2 x 2.6)**

Double glazed window to side, up and over door, ceiling light point, internal access to utility.

### **First floor landing**

Double glazed window to side, ceiling light point, airing cupboard and loft access.

### **Bedroom one 11'1" x 11'5" (3.4 x 3.5)**

Double glazed window to rear, ceiling light point with fan, central heating radiator.

### **Bedroom two 8'6" x 8'10" min 11'9" max (2.6 x 2.7 min 3.6 max)**

Double glazed window to front, ceiling light point with fan, central heating radiator.

### **Bedroom three 7'6" x 8'10" (2.3 x 2.7)**

Double glazed window to front, ceiling light point with fan, central heating radiator.

### **Bathroom**

Double glazed window to rear, ceiling light point, tiled walls and floor, shower over P shaped bath, wash hand basin, low level w.c., heated towel rail.

### **Rear garden**

Paved seating area leading to large lawn area with mature shrubbery borders, space for shed and second slabbed seating area beyond.

### **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 D

### **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.

IMPORTANT NOTICE 1. No description or information given whether or not these particulars and whether written or verbal (information) about the property or its value may be relied upon as a statement or representation of fact. Lex Allan do not have any authority to make representation and accordingly any information is entirely without responsibility on the part of Lex Allan or the seller. 2. The photographs (and artists impression) show only certain parts of the property at the time they were taken. Any areas, measurements or distances given are approximate only. 3. Any reference to alterations to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. 4. No statement is made about the condition of any service or equipment or whether they are year 2000 compliant.

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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