



60 Mincing Lane  
Rowley Regis,  
West Midlands B65 9QE

*Offers In The Region Of £210,000*

*...doing things differently*



Ideal for young families and first time buyers this must see beautiful semi detached property is located in a sought after area in Rowley Regis. This property has been recently renovated throughout to a high standard which must be seen to be appreciated. Benefiting from being close to great local schools, local amenities and local transport links.

This well appointed property comprises of entrance hallway, open plan lounge/ kitchen area with sliding patio doors out to the conservatory, a spacious conservatory that provides access to as store cupboard and further sliding doors leading out to rear. Heading upstairs is a good sized Landing with pull down loft access hatch, two double bedrooms and a modern family bathroom. Externally the property offers a large front driveway for multiple cars and a side access gate to rear. At the rear of the property is a low maintenance landscaped garden with space for shed, and multiple seating areas to take advantage of the afternoon sun.

Offered for sale with No Upward Chain. AF 14/5/24 V2













### 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 good sized crete print driveway leading to composite front door with double glazed inserts.

#### **Entrance hall**

Ceiling spotlights, central heating radiator, wood flooring, stairs to first floor accommodation, access through to lounge area.

#### **Lounge area 12'9" min 19'8" max x 12'5" (3.9 min 6.0 max x 3.8)**

Ceiling spot lights, decorative coving, wood effect laminate flooring, vertical central heating radiator, open plan through to kitchen, sliding patio door to conservatory.

#### **Kitchen area 12'1" x 6'2" (3.7 x 1.9)**

Breakfast bar, double glazed window to front, ceiling spotlights, range of wall and base units with wood effect work top, stainless steel sink and drainer, boiler cupboard, four ring burner with extractor, electric oven, space for washer and dishwasher, tiled surround and tiled flooring.

#### **Conservatory 14'5" x 9'6" (4.4 x 2.9)**

Ceiling spotlights, double glazed windows to rear and side with additional sliding patio door, central heating radiator, access to storage cupboard and also has wooden flooring.

#### **First floor landing**

Loft access with pull down ladder, double glazed window to rear, central heating radiator, wood effect laminate flooring.

#### **Bedroom one 9'6" x 9'10" (2.9 x 3.0)**

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

#### **Bedroom two 10'5" x 9'6" (3.2 x 2.9)**

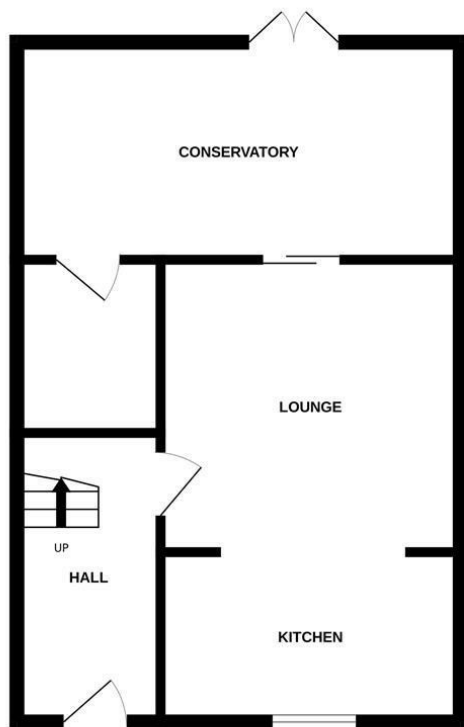
Double glazed window to front, ceiling spotlights, central heating radiator.

#### **House bathroom**

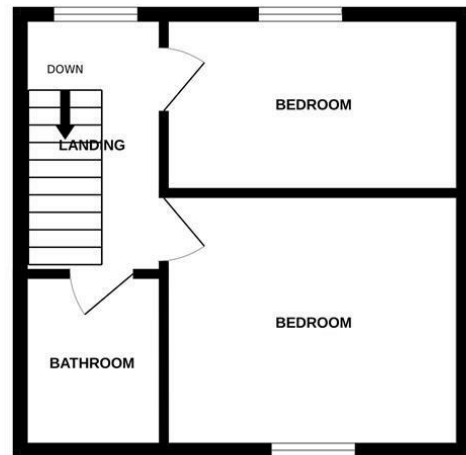
Ceiling spotlights, wall mounted extractor, shower over bath with tiled surround, low level w.c., large wash hand basin with storage beneath, central heating towel radiator and vinyl flooring



GROUND FLOOR  
587 sq.ft. (54.5 sq.m.) approx.



1ST FLOOR  
389 sq.ft. (36.1 sq.m.) approx.



TOTAL FLOOR AREA : 975 sq.ft. (90.6 sq.m.) approx.

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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### **Rear garden**

Good sized seating area, side access via gate to front, store shed on paved area, central block paved footpath with gravelled flower borders to each side, further step going down to a third paved area that also has raised borders and leading to a further gravelled area housing the shed.

### **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 A

### **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 our panel of surveyors 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 10% of the fee that you pay capped at £200.00 This referral fee does not impact the actual fee that you would pay had you approached any of the panel of surveyors directly 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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