



31 Bill Thomas Way
Rowley Regis,
West Midlands B65 9AQ

Offers In The Region Of £295,000

...doing things differently



Lex Allan Grove are delighted to offer for sale an immaculately presented three bed semi detached family home. Benefitting from numerous upgrades at the point of build this spacious family home is well placed for access to local schools, with good transport links and close to an abundance of local shops and amenities.

The layout in brief comprises of entrance hall with access to the ground floor w.c., stairs leading to first floor with storage underneath, well appointed front facing lounge, spacious kitchen diner with large store cupboard the current owners use as laundry cupboard and sliding door leading out to the rear garden. Heading upstairs is a pleasant landing, main bedroom that offers built-in wardrobe and en-suite shower room, second good sized double bedroom, generous third bedroom and the house bathroom. Externally the property offers ample off road parking with side access gate to rear. At the rear of the property is a low maintenance garden with paved seating area and space for summer house at the base of the garden.

Further benefits are double glazed windows throughout, gas central heating, and solar panels. AF 16/7/24 V2 EPC=B







Approach

Via tandem tarmac driveway with gate leading to rear garden, paved footpath leading to composite front door, lawn to front with shrubbery borders.

Entrance hall

Two ceiling light points, stairs to first floor accommodation, storage under stairs, access to ground floor w.c., central heating radiator.

Ground floor w.c.

Double glazed window to front, fuse board, wash hand basin, low level w.c., central heating radiator, wood effect laminate flooring, half height tiled walls.

Lounge 10'7" x 15'8" (3.25 x 4.8)

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











Kitchen diner 17'8" x 11'5" (5.4 x 3.5)

Double glazed window with additional sliding doors with double glazed units to either side, spotlights, vertical radiator, range of wall and base units with wood work top, one and a half bowl sink and drainer, induction hob, stainless steel splashback, extractor, double oven, microwave oven, built in fridge freezer, larder storage, wood effect laminate flooring, store cupboard currently being used as a laundry room.

First floor landing

Double glazed window to side, ceiling light point, loft hatch access, storage cupboard.

Bedroom one 10'2" excluding wardrobes x 11'5" excluding wardr (3.1 excluding wardrobes x 3.5 excluding wardrobes)

Double glazed window to front, ceiling light point, central heating radiator, built in wardrobes and access to:

En-suite shower room

Ceiling spotlights, extractor, shower cubicle with tiled walls, low level w.c., wash hand basin, half tiled walls, wood effect flooring, heated towel radiator.

Bedroom two 8'10" x 11'9" excluding wardrobe (2.7 x 3.6 excluding wardrobe)

Double glazed window to rear, ceiling light point, central heating radiator, built in wardrobe.

Bedroom three 11'5" x 8'6" (3.5 x 2.6)

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



House bathroom

Double glazed window to front, ceiling spotlights, extractor, shower over bath, tiled surround, half tiled walls, low level w.c., wash hand basin, towel radiator.

Rear garden

Good sized patio area, paved footpath to the right hand side, flower beds, lawn area, second paved area currently housing the vendors summer house, this space offers further seating area or space for 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 C

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.

18 Hagley Road, Halesowen, West Midlands, B63 4RG

info@lexallanandgrove.com

0121 550 5400

www.lexallanandgrove.com

**LexAllan
Grove**

local knowledge exceptional service