



23 Bill Thomas Way  
Rowley Regis,  
West Midlands B65 9AQ  
Guide Price £340,000

*...doing things differently*



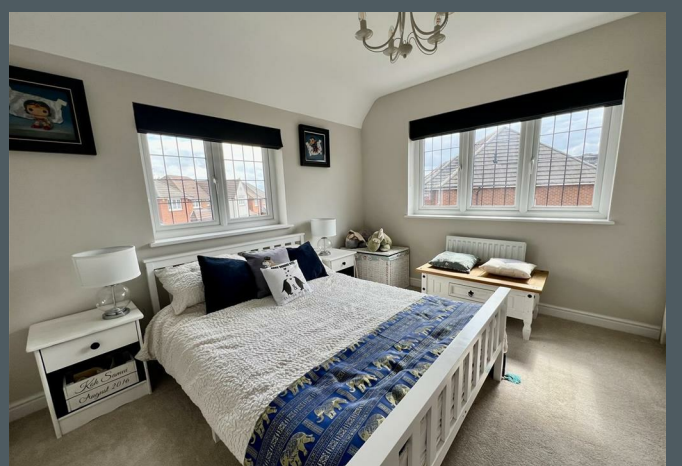


A superb three bedroom family home recently constructed by Redrow Homes offering ample off road parking, fore, side and rear gardens, welcoming entrance hall with downstairs w.c., attractive lounge, kitchen diner with French doors to pleasant rear garden, three bedrooms with master en-suite. The property also has the benefit of solar panels. Internal inspection highly recommended. DAG 17/6/24 V2 EPC=B













### **Approach**

This three bedroom family home offers superb a corner plot with driveway and garage, pathway leading to door and entrance hall.

### **Entrance hall**

LVT flooring, stairs to first floor accommodation and door to downstairs w.c.

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

With w.c., wash hand basin and double glazed window to front.

### **Lounge 15'5" x 10'5" min 11'5" max (4.7 x 3.2 min 3.5 max)**

Double glazed window to front, central heating radiator, t.v. point, double glazed window to side.

### **Kitchen diner 18'4" x 12'1" (5.6 x 3.7)**

Double glazed window to side and rear with French doors to rear garden, one and a half bowl sink with drainer and mixer tap, range of gloss and matt wall and base units with work surfaces over, gas hob with double electric oven beneath with fitted grill, vertical central heating radiator, matching LVT flooring, inset ceiling light points, larder cupboard and dining space.

### **First floor landing**

Double glazed window to side, central heating radiator and airing cupboard.

### **Bedroom one 11'9" x 11'1" (3.6 x 3.4)**

Double glazed window to front, central heating radiator, door to en-suite.

### **En-suite**

Double glazed window to side, wash hand basin, w.c., shower cubicle, heated towel rail.

### **Bedroom two 11'5" x 11'5" (3.5 x 3.5)**

Double glazed window to side and rear, central heating radiator.

### **Bedroom three 11'5" x 7'2" (3.5 x 2.2)**

Double glazed window to rear, central heating radiator.

### **Family bathroom**

Double glazed obscured window to front, bath with shower over, w.c., wash hand basin and heated towel rail.

### **Rear garden**

Patio area with lawn area beyond, raised borders, gate to side driveway.

### **Garage**

Having power and up and over door 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. We have been advised that there is an estate fee payable annually of approximately £162.12 this fee may fluctuate.

### **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 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

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