



165 Brickhouse Road
Rowley Regis,
West Midlands B65 8EX

Offers In The Region Of £195,000

...doing things differently



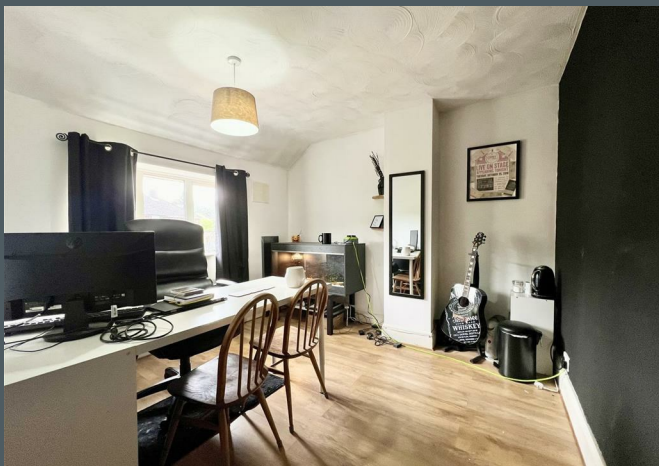
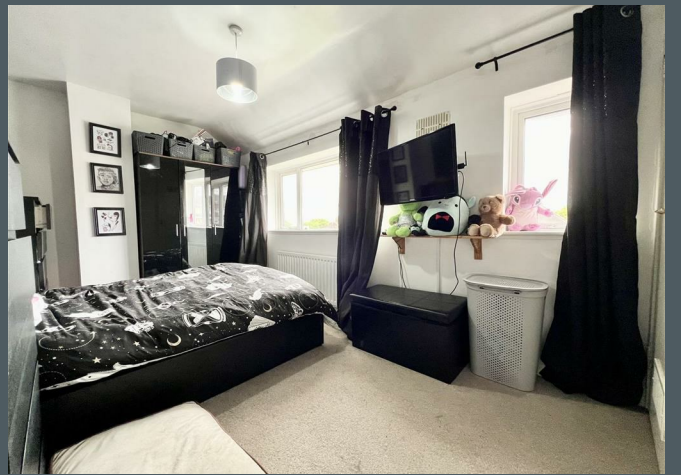
OFFERED FOR SALE WITH NO ONWARD CHAIN!! A spacious two bed semi-detached property. Located in a popular area and benefitting from being in close proximity to good local schools, good transport links and near an abundance of local shops and amenities.

The layout in brief comprises of entrance hall, dual aspect lounge and diner and a modern style kitchen with access to pantry and door leading out to rear. Heading upstairs is a pleasant landing, two good sized double bedrooms, the main bedrooms offering built-in storage and the house bathroom.

Externally the property offers ample off road parking and a side access gate to rear. At the rear of the property is a low maintenance garden being mainly paved and offering multiple seating areas to catch the afternoon sun.

Viewing is highly advised. EPC=C AF 17/6/24 V1







Approach

Via driveway offering parking for two vehicles, paved steps and brick wall leading to front of property, side access gate to rear. Double glazed front door into:

Entrance hallway

Having ceiling light, double glazed window to side, central heating radiator, stairs to first floor accommodation, wood effect laminate flooring.

Lounge diner 10'9" x 20'11" (3.3 x 6.4)

Double glazed bow window to front, double glazed window to rear, two ceiling lights, decorative coving, central heating radiators, wood effect laminate flooring.

Kitchen 10'4'11" max x 5'10" (3.2 max x 1.8)

Double glazed window to rear, ceiling light point, range of wall and base units with wood effect work top, electric hob and oven, extractor, built in storage, double glazed door to rear, access to pantry with double glazed window, cabinet under lighting and tiled flooring.

First floor landing

Loft access hatch, double glazed frosted window to side, ceiling light point.



Bedroom one 14'5" x 8'6" (4.4 x 2.6)

Two double glazed windows to front, ceiling light point, central heating radiator, storage cupboard.

Bedroom two 10'5" x 11'1" max 10'2" min (3.2 x 3.4 max 3.1 min)

Double glazed window to rear, ceiling light point, central heating radiator, wood effect laminate flooring.

Bathroom

Double glazed frosted window to rear, ceiling light point, Jacuzzi bath with shower over, wash hand basin with built in storage beneath, low level w.c., central heating rowel radiator, splashbacks and half panelled walls.

Rear garden

Having paved seating area, steps leading

to a further paved seating area and small gravelled area, space for shed, lawn area to the rear of property being raised with brick retaining wall and addition small seating area.

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 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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