



3 Rowley Hill View
Cradley Heath,
West Midlands B64 7ER
Guide Price £425,000

...doing things differently



Welcome to Rowley Hill View, Cradley Heath - a charming location that could be the setting for your new home! This delightful detached house boasts not one, but two reception rooms, offering ample space for entertaining guests or simply relaxing with your loved ones. With four bedrooms and two bathrooms, this property provides the perfect balance of comfort and functionality.

Whether you envision cosy family gatherings in the spacious reception rooms or peaceful nights in the well appointed bedrooms, this house offers endless possibilities for creating lasting memories. The two bathrooms provide convenience and comfort for you and your family, making busy mornings a breeze.

Don't miss the opportunity to make this house your own - a place where you can build a lifetime of happiness and cherished moments. Rowley Hill View is more than just an address; it's a place where dreams can become a reality. Contact us today to schedule a viewing and take the first step towards calling this beautiful property your home. AF 25/6/24 V1 EPC=C







Approach

Via a shared driveway leading to private corner plot tarmac driveway leading to garage with up and over door, flood lighting, side access to rear, mature borders and small lawn.

Entrance hall

Composite front door, ceiling light point, decorative coving, central heating radiator, wood effect laminate flooring, stairs to first floor accommodation, access to ground floor w.c. and under stairs storage.

Ground floor w.c.

Double glazed window to front, ceiling light point, central heating radiator, low level w.c., wash hand basin, wood effect vinyl flooring.

Lounge

Double glazed bay window to front, ceiling light point, wall light points, feature gas fireplace, decorative coving, central heating radiator, timber doors with glazed inserts into dining room.

Dining room

Double glazed door to rear with double glazed windows to either side, ceiling light point, decorative coving, central heating radiator and door to breakfast kitchen.







Refitted breakfast kitchen

Double glazed window to rear, ceiling light point, Avanti kitchen wall and base units, granite work tops and window sill, one and a half bowl sink and drainer, gas hob with extractor, microwave and electric oven, built in dishwasher, central heating radiator, wood effect laminate flooring.

Utility room

Double glazed door to rear, double glazed window to side, ceiling light point, range of wall and base units, granite work top, splashback and window sill, space for washer and fridge freezer and provides internal access into the garage, central heating radiator, wood effect laminate flooring, central heating boiler.

Garage

Having up and over door, ceiling light point, electrical sockets and fuse board.

First floor landing

Ceiling light point, loft access hatch, airing cupboard and doors radiating to:

Bedroom one

Double glazed window to front, ceiling light point, wall light point, built in wardrobes, central heating radiator and access to en-suite.

En-suite

Frosted double glazed window to front, ceiling spotlights with built in extractor, double shower cubicle, low level w.c., wash hand basin with storage, fully tiled, central heating radiator.

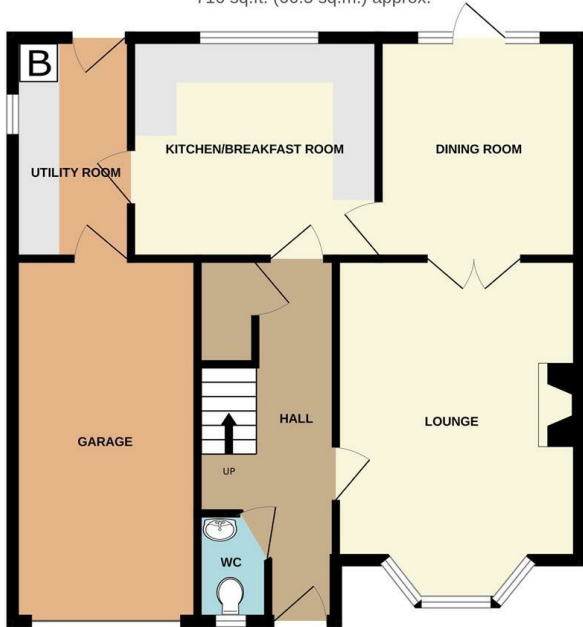
Bedroom two

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

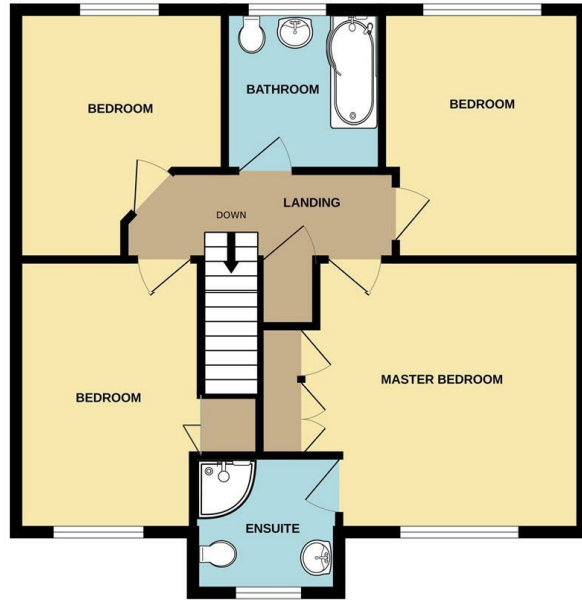
Bedroom three

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

GROUND FLOOR
716 sq.ft. (66.5 sq.m.) approx.



1ST FLOOR
687 sq.ft. (63.9 sq.m.) approx.



TOTAL FLOOR AREA : 1403 sq.ft. (130.4 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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Bedroom four

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

House bathroom

Ceiling spotlights, double glazed frosted window to rear, P shaped bath with shower over, majority tiling to walls, wash hand basin, low level w.c., central heating radiator, tiled flooring.

Rear garden

Paved seating area, side access to front and also to the side is an additional area which has been landscaped with railway sleepers and mature shrub border. Raised lawn area, second decked seating area, external tap.

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 E

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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