



22 Rough Hill Drive  
Rowley Regis,  
West Midlands B65 8LS

*Offers Over £280,000*

*...doing things differently*

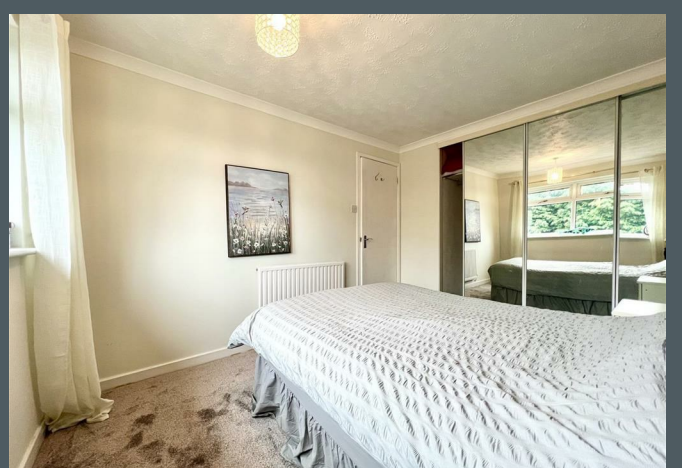
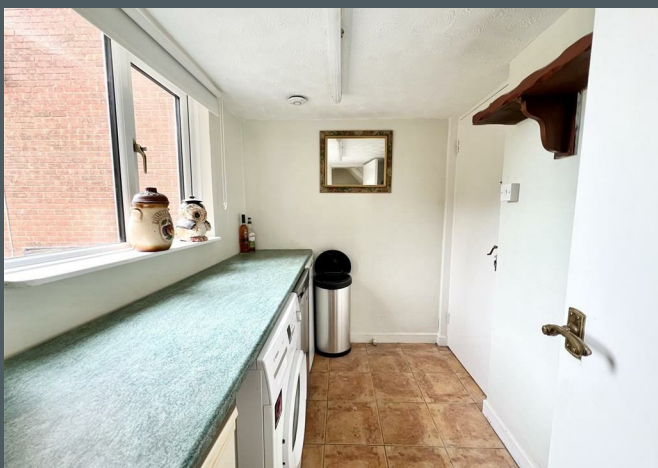


Lex Allan Grove are delighted to offer for sale with NO ONWARD CHAIN a spacious three bed detached family home. Well placed for good local schools, good transport links, and near to an abundance of local shops and amenities.

The layout in brief comprises entrance porch, hallway, front facing lounge with feature bay window, spacious kitchen/ diner and a utility room with internal access into garage. Heading upstairs is a pleasant landing, two good sized double bedrooms, generous third bedroom and the house bathroom.

Externally the property offers ample off road parking with garage access. At the rear of the property is a low maintenance landscaped garden with the added benefit of a balcony decked seating area, ideal for taking in the views in the distance. AF 11/7/24 V1 EPC=D







### **Approach**

Via tarmac driveway offering off road parking, small front lawn and mature border, access via sliding glazed door into:

### **Entrance porch**

Wood effect laminate flooring and double glazed door into hallway.

### **Entrance hall**

Ceiling light point, decorative coving, central heating radiator, stairs to first floor accommodation, wood effect laminate flooring.

### **Front lounge 10'5" in 12'1" max x14'5" min 16'4"/3'3" max (3.2 in 3.7 max x4.4 min 5/1 max)**

Double glazed bay window to front, central heating radiator, ceiling light point, decorative coving, feature fireplace, wood flooring.

### **Kitchen diner 15'5" x 9'10" (4.7 x 3.0)**

Double glazed window to rear, double glazed French doors to balcony, ceiling light point, decorative coving, central heating radiator. The kitchen area has a range of wall and base units, wood effect work top with one and a half bowl sink and drainer, electric oven and hob, extractor, tiled flooring, vinyl flooring in dining area, additional storage.











**Utility 7'10" x 5'6" (2.4 x 1.7)**

Double glazed window to rear, ceiling light point, space for washer dryer and fridge freezer, tiled flooring, internal door to garage.

**Garage 8'2" x 13'1" (2.5 x 4.0)**

Electric roller door, lighting and electrical sockets.

**First floor landing**

Double glazed window to side, ceiling light point, decorative coving, loft access hatch, airing cupboard with hot water tank.

**Bedroom one 9'2" x 13'9" into wardrobes (2.8 x 4.2 into wardrobes)**

Double glazed window to rear, ceiling light, decorative coving, built in wardrobes, central heating radiator.

**Bedroom two 8'2" x 10'9" (2.5 x 3.3)**

Double glazed window to front, ceiling light

point, decorative coving, central heating radiator, wood effect laminate flooring.

**Bedroom three 7'2" x 7'6" (2.2 x 2.3)**

Double glazed window to front, ceiling light point, decorative coving to ceiling, central heating radiator.

**House bathroom**

Double glazed window to rear, shower cubicle with tiled surround, ceiling light point, decorative coving, half tiled walls, wash hand basin with storage below, low level w.c., central heating radiator, wood effect laminate flooring.

**Rear garden**

Decking area with steps to garden area, external workshop, paved garden, mature shrubs and trees throughout the garden and is enclosed with fence panels and hedge rows. The garden has stunning views over neighbouring districts

and has a side gate access via steps to the front of the property.

#### **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 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.

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