



3 Chichester Drive
Rowley Regis,
West Midlands B65 0EW
Offers In The Region Of £275,000

...doing things differently

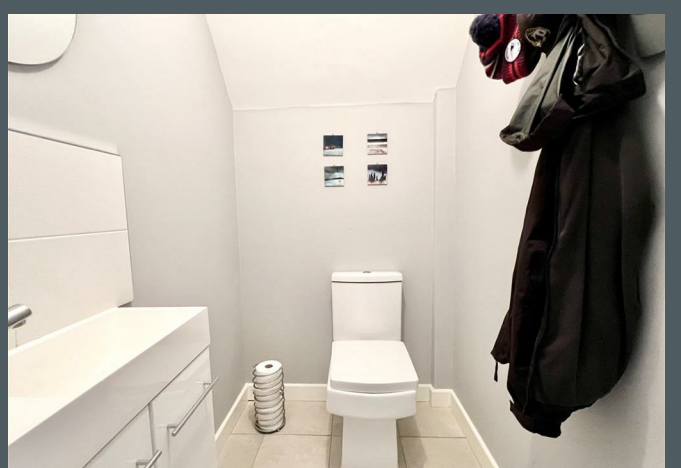
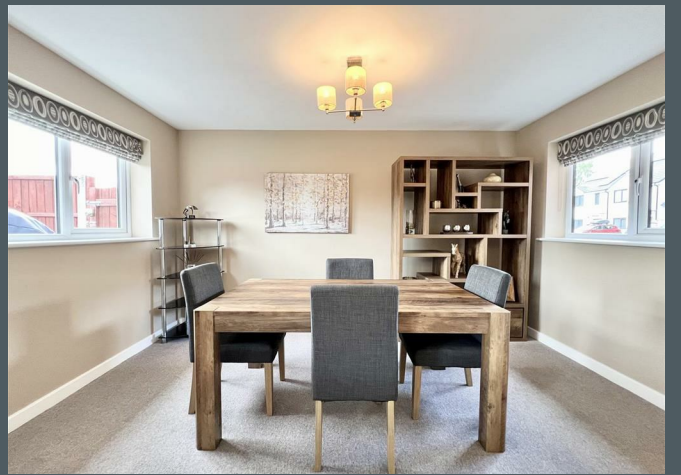


A truly spacious and well-presented three bed town house. Located in a highly sought after location and benefiting from being well placed for good local schools, great transport links being approximately a 5-minute drive from the motorway and approximately 5 minutes from Rowley Regis train station. Nearby there is also an abundance of local shops and amenities.

The layout in brief comprises an entrance hall with ground floor w.c., modern front facing kitchen, spacious lounge/dining area with French doors leading out to the rear garden and additional store cupboard. Heading upstairs is the first landing, two good sized double bedrooms and the first floor shower room. To the top floor is a pleasant landing with two store cupboards, the main bedroom and the house bathroom.

Externally the property offers ample off-road parking with the added benefit of EV charge point, detached garage with additional parking in front of the garage, an outside tap, and side access gate into the rear garden. At the rear of the property is a well-maintained garden with a paved seating area near to the property. EPC=B AF 25/7/24 V1







Approach

Via tarmac driveway to front, EV charging point to front, outdoor tap, to the rear is a detached garage en bloc, astro turf, pathway leading to composite double glazed front door.

Entrance hall

Ceiling spotlights, central heating radiator, wood effect laminate flooring, access to kitchen, stairs to first floor accommodation, ground floor w.c. and rear reception room.

Ground floor w.c.

Ceiling spotlight, extractor, low level flush w.c., wash hand basin with tiled splashbacks and tiled flooring.

Kitchen 8'2" x 10'2" (2.5 x 3.1)

Double glazed window to front and side, combination boiler, range of wall and base units with stone effect work top over, part tiled walls, electric induction hob, electric oven, extractor, built in fridge freezer, space for washing machine, built in dishwasher, ample storage throughout, ceiling spotlights, wood effect laminate flooring, central heating radiator.

Lounge diner 21'3" x 12'5" min 13'5" max (6.5 x 3.8 min 4.1 max)

Double glazed French doors to rear with double glazed windows to either side, further double glazed window to rear, double glazed window to front, ceiling light points, central heating radiator, under stairs storage.

First floor landing

Ceiling light point, doors radiating to:









Bedroom two 13'5" x 11'9" (4.1 x 3.6)

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

Bedroom three 8'6" x 10'2" (2.6 x 3.1)

Two double glazed windows to front, bow window to side, ceiling light point, central heating radiator, wood effect laminate flooring.

Shower room

Ceiling spotlights, extractor, shower cubicle with tiled surrounds, low level w.c., wash hand basin with tiled splashbacks, tiled flooring.

Second floor landing

Double glazed window to side, ceiling light point, loft access point, two built in storage cupboards.

Bedroom one 12'1" x 9'6" max 7'6" min (3.7 x 2.9 max 2.3 min)

Ceiling spotlights, bay window, central heating radiator.

House bathroom

Double glazed velux window to front, bath and shower, tiled walls, extractor, low level flush w.c., central heating towel radiator, wash hand basin, tiled flooring.

Rear garden

Paved seating area, side access to front, lawned area with mature borders to either side and enclosed with timber fencing.

Garage 8'10" x 18'4" (2.7 x 5.6)

Up and over door to the 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.

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