



48 Knowle Road
Rowley Regis,
West Midlands B65 8HQ

Offers In The Region Of £220,000

...doing things differently

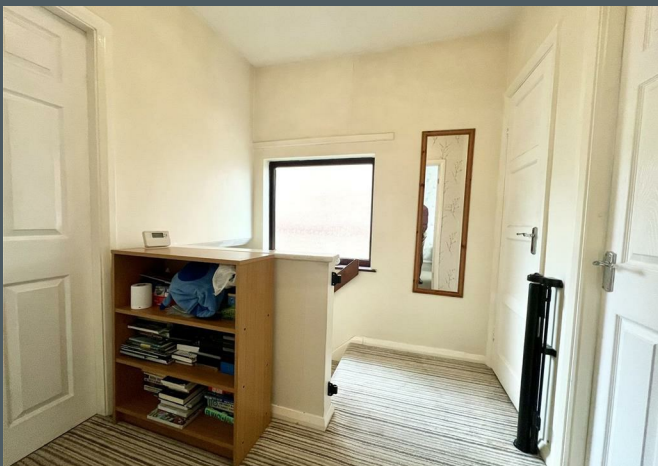


Ideal property for young families and located in a highly sought after location. This well proportioned property is well placed for access to good local schools, good transport links, and near to an abundance of local shops and amenities.

The layout in brief comprises of Entrance porch, hallway, a front facing dining area, a rear facing lounge area, a modern and well appointed kitchen with ground floor W.C., externally. Heading upstairs is a pleasant landing, two good sized double bedrooms, a generous third bedroom and the house bathroom.

Externally the property offers off road parking with a side access gate to rear. At the rear of the property is a perfect garden for a family with good sized lawn and gravelled seating area near to property. AF 30/8/24 V1 EPC=C







Approach

Via tarmac driveway with paved steps leading to entrance porch, small hedged front garden, side access to rear.

Entrance porch

Double glazed door with double glazed inserts and windows to porch with wall mounted lighting, wood effect laminate flooring.

Entrance hallway

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

Lounge 11'5" x 13'9" (3.5 x 4.2)

Double glazed window to rear, ceiling light point, decorative coving, feature electric fireplace, wood effect laminate flooring.

Dining area 10'5" x 10'5" min 13'9" max (3.2 x 3.2 min 4.2 max)

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

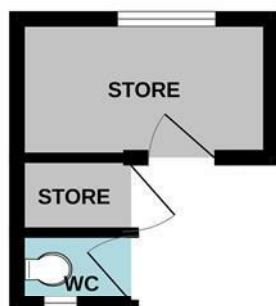
Kitchen 7'10" max 6'10" min x 10'5" (2.4 max 2.1 min x 3.2)

Double glazed window to rear, double glazed stable door to rear with insert, ceiling spotlights, range of wall and base units, sink and drainer, induction hob with extractor, built in oven, space for washer, built in fridge freezer, wood effect work surface, tiled splashbacks, tiled flooring, access to under stairs pantry with built in shelving and obscured double glazed window to side.

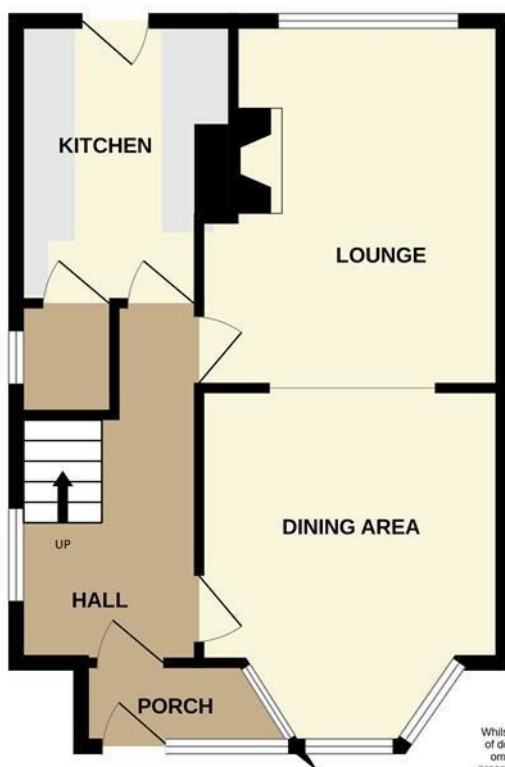
First floor landing

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

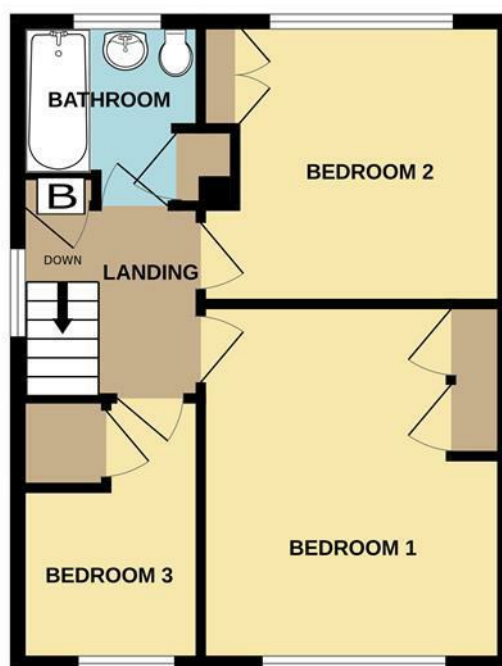




GROUND FLOOR
550 sq.ft. (51.1 sq.m.) approx.



1ST FLOOR
444 sq.ft. (41.3 sq.m.) approx.



TOTAL FLOOR AREA : 995 sq.ft. (92.4 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 one 11'5" x 13'1" (3.5 x 4.0)

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

Bedroom two 11'1" x 11'5" (3.4 x 3.5)

Double glazed window to rear, ceiling light point, built in wardrobe with storage above, central heating radiator.

Bedroom three 6'10" x 9'10" (2.1 x 3.0)

Double glazed window to front, ceiling light point, central heating radiator, storage over stair bulk head, wood effect laminate flooring.

Bathroom

Double glaze obscured window to rear, ceiling light point, shower over bath, wash hand basin, low level w.c., tiled walls, airing cupboard, vinyl flooring.

Rear garden

Three outbuildings/store incorporating outside w.c., gravelled patio area with brick wall and paved steps leading to lawn area with raised beds to the rear of the garden.

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.

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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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