



2 Chichester Drive
Rowley Regis,
West Midlands B65 0EW
Offers Over £255,000

...doing things differently

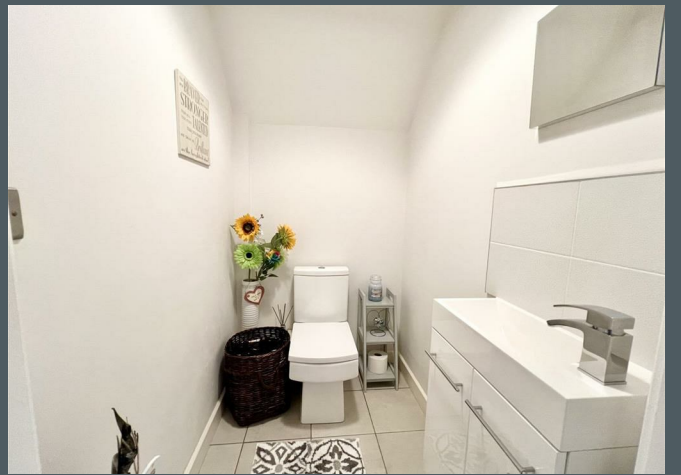


This ideal family home is conveniently located for transport links to Birmingham and the surrounding area, this three storey family home offers spacious accommodation throughout and is beautifully presented.

A truly impressive, three storey family home in a sought after location which offers spacious and versatile accommodation over three floors. The layout in brief comprises of entrance hallway, fitted kitchen, downstairs w.c, lounge, two double bedrooms and shower room to the first floor, master bedroom to the second floor with family bathroom.

Externally the property offers allocated parking for two cars to the rear and pleasant landscaped rear garden with paved seating near to property. AF 24/10/24 V2 EPC=B







Approach

Via paved footpath to composite front door providing access to entrance hall, astro turf to front.

Entrance hall

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

Kitchen 10'2" x 7'10" (3.1 x 2.4)

Double glazed window to front, ceiling spotlights, wall and base units, one and a half bowl stainless steel sink and drainer with flexi tap, induction hob and extractor, electric oven, space for washing machine, integrated fridge freezer, central heating boiler, wood effect laminate flooring.

Ground floor w.c.

Ceiling spotlights, low level w.c., wash hand basin with splashbacks and tiled flooring.

Lounge 12'9" xc 12'1" (3.9 xc 3.7)

Double glazed French doors to rear, double glazed windows to either side, ceiling lighting, central heating radiator, wood effect laminate flooring.

First floor landing

Ceiling light point, stairs to second floor, Access to:

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

Two double glazed windows, central heating radiator, ceiling light point.





Bedroom three 10'2" x 12'5" (3.1 x 3.8)

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

Stairs rising to second floor

Ceiling light point, two storage cupboards

Shower room

Shower cubicle, ceiling spotlights, tiled flooring, extractor.

Bedroom one 13'1" x 12'1" (4.0 x 3.7)

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

House bathroom

Double glazed window to rear, velux window, ceiling spotlights, bath, shower cubicle, low level w.c., central heating radiator, wash hand basin, tiled flooring.

Rear garden

Paved patio area with footpath leading through the garden to rear access gate, astro turf lawn, additional paved area to rear housing the shed.

Parking

To the rear of the property there are two allocated parking spaces.

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

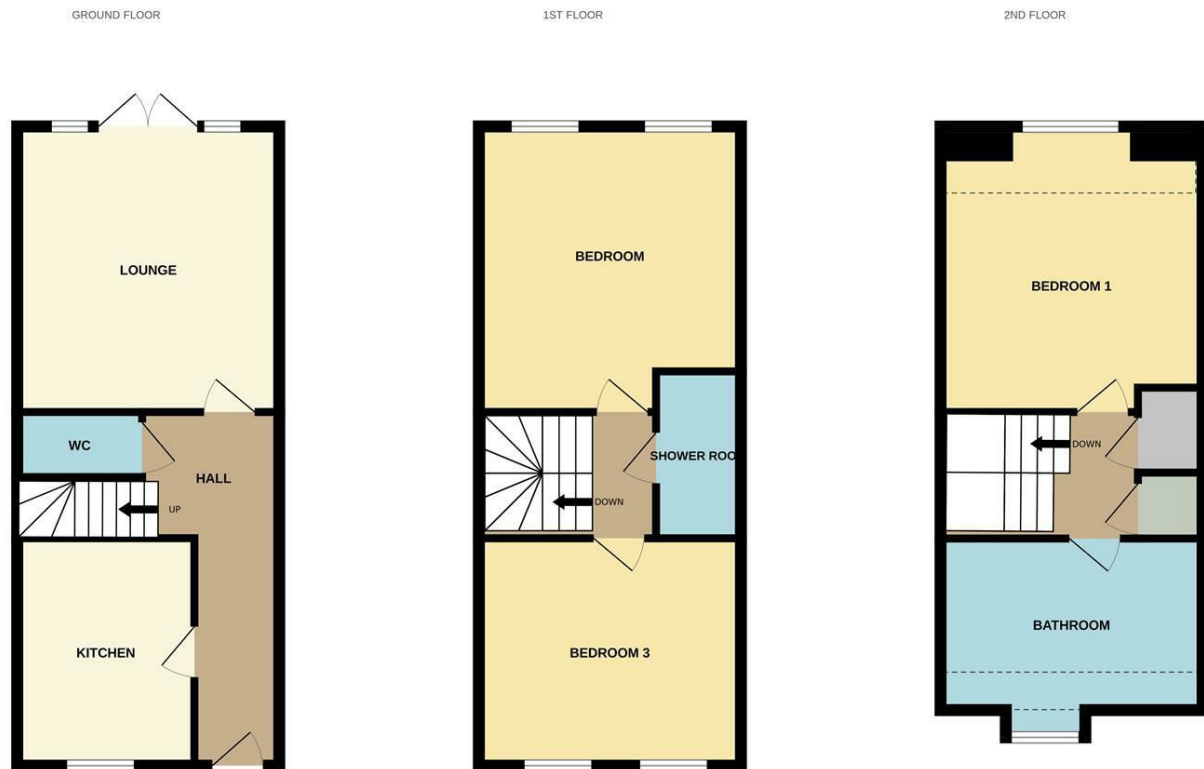
In order to comply with Money Laundering Regulations, from June 2017, all prospective purchasers are required to provide the following - 1. Satisfactory photographic identification. 2. Proof of address/residency. 3. Verification of the source of purchase funds. In the absence of being able to provide 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.



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.
 Made with Metropix ©2024

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