

# Grove.

FIND YOUR HOME



32 Petersfield Drive  
Rowley Regis,  
West Midlands  
B65 0SA

Auction Guide £180,000



BEING SOLD VIA MODERN METHOD OF AUCTION. AUCTION ENDS 07/04/2025.

NO ONWARD CHAIN & ON A SUBSTANTIAL CORNER PLOT.

A truly well presented three bedroom semi-detached home is located on Petersfield Drive in the popular area of Rowley Regis. Thoughtfully extended, this spacious property is ideal for first time buyers and young families. Situated on a generous corner plot, the property features a front driveway and a private garage with parking that is accessible from the rear. Petersfield Drive benefits from fantastic transport links and convenient access to both the A4034 and the M5, this property is perfectly positioned for easy commuting and access to local amenities.

The property is approached via a private driveway bordered with trees, leading to a charming 1930s-style porch and entryway leading into the property.

The property briefly comprises: a porch, entrance hall with stairs ascending to the first floor landing, a convenient downstairs w.c., spacious lounge featuring a bay window, open plan dining room and extended kitchen and utility room. Heading upstairs is a pleasant landing which provides access to a double bedroom with a bay window, an additional double bedroom, single bedroom and a modern family bathroom.

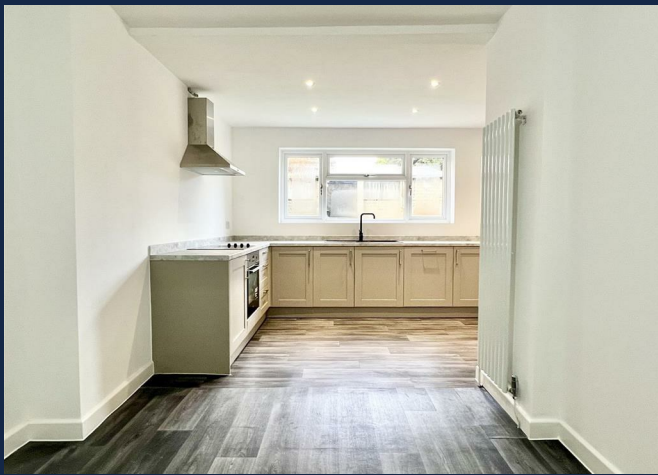
Outside, the rear garden features a spacious lawn bordered by trees, with a gated pathway leading from the front driveway to the back door. A garage at the bottom of the garden provides space for a car, with a gate at the rear offering convenient access to both the garden and the garage.

Agent note: Seller has advised of a historic mine shaft located at the rear of the garden and within the boundary of the property, in 2018 the coal mining authority confirmed that there is no concern. AF 25/3/25 V4 EPC=D

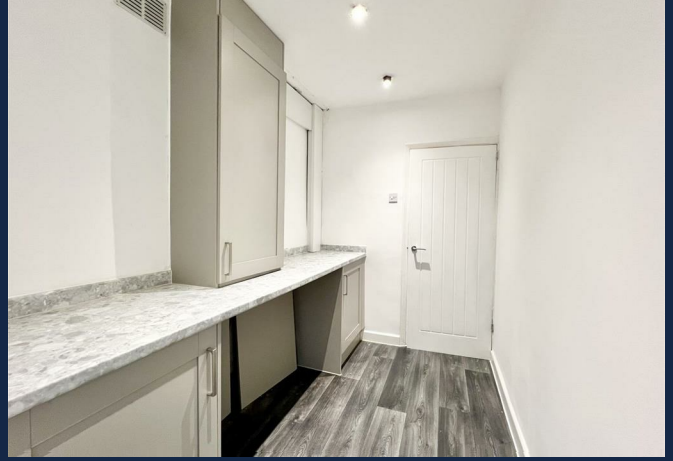












#### Approach

Via block paved driveway surrounded by brick walling and hedging, side access and lawn to side, double glazed obscured French doors into porch with vinyl tile effect flooring, access via timber framed door into entrance hall, windows to side.

#### Entrance hallway

Ceiling light point, fuse box in cupboard, stairs to first floor accommodation, central heating radiator, wood effect vinyl flooring, access to ground floor w.c.

#### Ground floor w.c.

Double glazed obscured window to side, wall mounted light point, low level w.c., wash hand basin with storage beneath, vinyl flooring.

#### Front reception room 9'10" x 12'1" (3.0 x 3.7)

Double glazed bay window, central heating radiator, ceiling light point.

#### Open plan kitchen diner 7'10" min 14'3" max x 8'6" min 21'3" max (2.4 min 4.5 max x 2.6 min 6.5 max)

#### Dining area

Ceiling light point, vertical central heating radiator, wood effect vinyl flooring and opening up into kitchen area.

#### Kitchen area

Ceiling spotlights, double glazed window to rear, range of wall and base units, stone effect work top, splashbacks, one and a half bowl sink and drainer, induction hob, oven and extractor, built in dishwasher, built in fridge freezer, double glazed door to rear garden, wood effect vinyl flooring.

#### Utility room 5'10" x 8'10" (1.8 x 2.7)

Door to hall, ceiling spotlights, wall mounted boxed in boiler, stone effect work tops, base units, vinyl flooring.





















#### First floor landing

Double glazed obscured window to side, ceiling light point, loft access hatch.

Bedroom one 9'10" x 10'2" min 12'1" max into bay (3.0 x 3.1 min 3.7 max into bay)

Double glazed bay window, ceiling light point, central heating radiator.

Bedroom two 9'2" x 10'5" (2.8 x 3.2)

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

Bedroom three 5'6" x 6'10" (1.7 x 2.1)

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

#### House bathroom

Double glazed obscured window to rear, ceiling light point, extractor, bath with shower over, wash hand basin with cabinet beneath, panelled walls, central heating towel radiator, mosaic tiled effect vinyl flooring.

#### Rear garden

Paved footpath around the property, raised lawn, additional gated to rear providing access to garage.

#### Garage

Garage has up and over door to 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 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, Grove Properties Group 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.

### Auction

This property is for sale by the Modern Method of Auction which is not to be confused with traditional auction. The Modern Method of Auction is a flexible buyer friendly method of purchase. We do not require the purchaser to exchange contracts immediately, however from the date the Draft Contract is received by the buyers solicitor, the buyer is given 56 days in which to complete the transaction, with the aim being to exchange contracts within the first 28 days. Allowing the additional time to exchange on the property means interested parties can proceed with traditional residential finance. which secures the transaction and takes the property off the market. Fees paid to the Auctioneer may be considered as part of the chargeable consideration for the property and be included in the calculation for stamp duty liability. Further clarification on this must be sought from your legal representative. The buyer will be required to sign an Acknowledgement of Reservation form to confirm acceptance of terms prior to solicitors being instructed. Copies of the Reservation form and all terms and conditions can be found in the Buyer Information Pack which can be downloaded for free from the auction section of our website or requested from our Auction Department. Please note this property is subject to an undisclosed reserve price which is generally no more than 10% in excess of the Starting Bid, both the Starting Bid and reserve price can be subject to change. Terms and conditions apply to the Modern Method of Auction, which is operated by West Midlands Property Auction powered by IAM Sold. Upon close of a successful auction or if the vendor accepts an offer during the auction, the buyer will be required to make payment of a non-refundable Reservation Fee of 4.5% to a minimum of £6,600.00 including VAT 4.5% of the final agreed sale price including VAT. This is subject to a minimum payment of £6,600.00 including VAT. which secures the transaction and takes the property off the market. Fees paid to the Auctioneer may be considered as part of the chargeable consideration for the property and be

included in the calculation for stamp duty liability. Further clarification on this must be sought from your legal representative. The buyer will be required to sign an Acknowledgement of Reservation form to confirm acceptance of terms prior to solicitors being instructed. Copies of the Reservation form and all terms and conditions can be found in the Buyer Information Pack which can be downloaded for free from the auction section of our website or requested from our Auction Department. Please note this property is subject to an undisclosed reserve price which is generally no more than 10% in excess of the Starting Bid, both the Starting Bid and reserve price can be subject to change. Terms and conditions apply to the Modern Method of Auction, which is operated by West Midlands Property Auction powered by IAM Sold.

### 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. Grove Properties Group do not have any authority to make representation and accordingly any information is entirely without responsibility on the part of Grove Properties Group 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 distance given are approximate only and interior measurements are wall to wall. 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, equipment, fixtures or fittings and so cannot verify they are in working order for fit for their purpose. The buyers are advised to obtain verification from their own solicitor or surveyor.