

# Grove.

FIND YOUR HOME



7 Stanford Drive  
Rowley Regis,  
West Midlands  
B65 9BP

Offers In Excess Of £250,000



In Rowley Regis, this delightful semi-detached house on Stanford Drive offers three bedrooms, a family bathroom and spacious reception room. The property is situated in a friendly neighbourhood, close to local amenities, schools, and parks, making it an excellent choice for those who appreciate community living.

The property comprises of a tarmac driveway and slabbed path to the side door. The entrance hall provides access to cupboard storage, spacious reception room and modernised kitchen. The rear conservatory, reached from the lounge, has a door out into the rear garden. The kitchen has access to the garage which has the w.c.. Upstairs are three bedrooms and a family bathroom.

This home presents a wonderful opportunity for anyone looking to settle in a peaceful yet accessible area. With its appealing layout and convenient features, this property is sure to attract interest. Do not miss the chance to make this lovely house your new home. JH  
19/02/25 V1 EPC=C













## Approach

Via tarmacadam driveway, pathway to side access, double glazed front door to side with double glazed side panels giving access into:

## Entrance hall

Central heating radiator, doors leading to reception room, cupboard and kitchen.

## Reception room 11'5" x 16'8" (3.5 x 5.1)

Double glazed sliding doors to conservatory, central heating radiator, coving to ceiling.

## Kitchen 13'1" x 8'2" (4.0m x 2.5m)

Double glazed window to front, central heating radiator, complementary wall and base units, oak wood work surface over, ash wooden flooring, space for dishwasher, integrated oven with induction hob and extractor over, one and a half bowl sink with drainer and mixer tap, central heating boiler, door leading to garage.

## Downstairs w.c.

Accessed via the garage, w.c. and wash hand basin

## Conservatory 7'6" x 14'1" (2.3 x 4.3)

Double glazed windows to surround, double glazed door.

## First floor landing

Loft access, doors radiating to bedrooms, shower room and airing cupboard.













#### Shower room

Double glazed obscured window to side, pedestal wash hand basin with mixer tap, w.c., central heating radiator, built in shower, coving to ceiling, complementary tiling to walls.

#### Bedroom one 11'5" x 16'8" (3.5 x 5.1)

Double glazed window to rear, central heating radiator.

#### Bedroom two 9'6" x 9'2" (2.9 x 2.8)

Double glazed window to front, central heating radiator.

#### Bedroom three 7'2" x 9'10" (2.2 x 3.0)

Double glazed window to front, central heating radiator.

#### Garden

Slabbed patio area with stone chipping borders to either side and concrete patio area to rear with the whole being surround by fence panels.

#### Garage 8'2" x 16'4" (2.5 x 5.0)

Have double opening door to front and having power, fuse box and gas meter.

#### 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

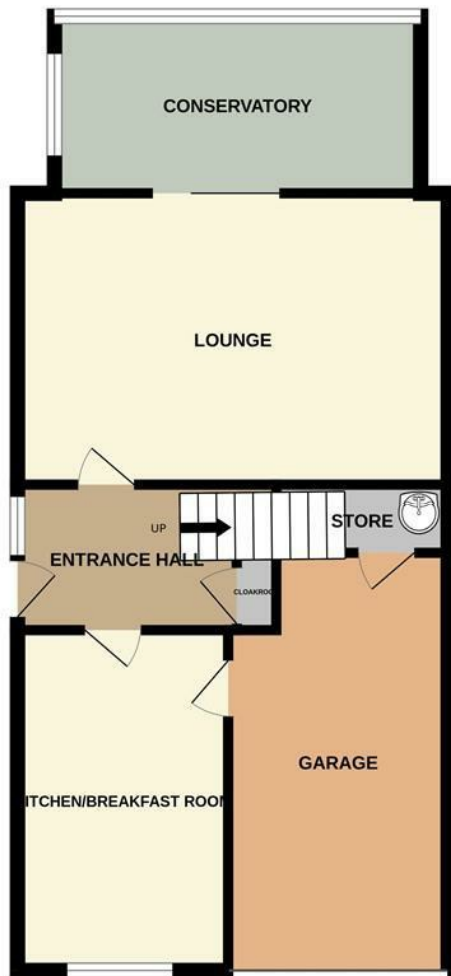
Tax Band is C

#### Money Laundering Regulations

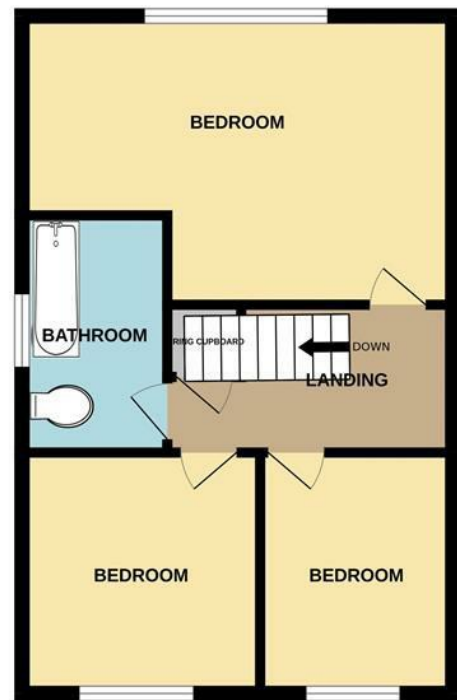
In order to comply with Money Laundering Regulations, from June 2017, all prospective purchasers are required to provide the following - 1. Satisfactory photographic identification. 2. Proof of address/residency. 3. Verification of the source of purchase funds. All prospective purchasers will be required to undergo Anti-Money Laundering (AML) checks in accordance with current legislation. This may involve providing identification and financial



GROUND FLOOR



1ST FLOOR



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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information. It is our company policy to do digital enhanced checks through a third party and a fee will be payable for these checks." We will not be able to progress you offer until these checks have been carried out.

#### 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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