

# Grove.

FIND YOUR HOME



142 Uplands Avenue  
Rowley Regis,  
West Midlands  
B65 9PR

Offers In The Region Of £245,000



Located on Uplands Avenue, Rowley Regis, this delightful detached dormer bungalow provides ideal accommodation for small families, couples or those seeking a retirement retreat. One of the standout features of this property is the ample parking space available for two vehicles, a rare find that adds to the convenience of everyday living. Set in a quiet neighbourhood, this bungalow is in close proximity to the local amenities and beautiful surroundings that Rowley Regis has to offer. Whether you are looking to enjoy leisurely walks in nearby parks or take advantage of local shops and services, this location caters to a variety of lifestyles.

The bungalow features a spacious reception room, a kitchen with access to a bedroom/dining room, bathroom and under stairs storage. On the first floor, the two bedrooms have plenty of storage with built in wardrobes and eaves storage. The master bedroom features an en-suite shower room for convenience. To the rear is a garden with a combination a of slabbed and stone chipping areas.

In summary, this detached bungalow on Uplands Avenue presents an excellent opportunity for those seeking a low-maintenance home in a desirable area. With its thoughtful layout and practical features, it is sure to appeal to a wide range of buyers. Do not miss the chance to make this lovely property your own.

JH 27/01/25 V1 EPC=C













#### Approach

Via tarmacadam driveway with stone chipping side access, slabs to the rear via gate, step to front door leading to entrance hall.

#### Entrance hall

Central heating radiator, door leading to lounge and stairs to first floor accommodation.

Lounge 16'8" x 11'9" max 9'6" min (5.1 x 3.6 max 2.9 min)

Double glazed bow window to front with stained glass, central heating radiator, feature fireplace.

Kitchen 7'10" x 20'4" (2.4 x 6.2)

Double glazed French doors to rear, two double glazed windows to either side, additional double glazed window to rear, matching wall and base units with roll top work surface over, splashback tiling, space for fridge freezer, space for dishwasher, space for washing machine, oven with extractor over, central heating boiler, central heating radiator, tiled flooring, one and a half bowl sink with mixer tap and drainer, doors leading to bathroom, under stairs storage and second lounge/bedroom.

#### Bathroom

Double glazed obscured window to rear, complementary tiling to walls, central heating towel rail, bath with mixer tap, pedestal wash hand basin and w.c.







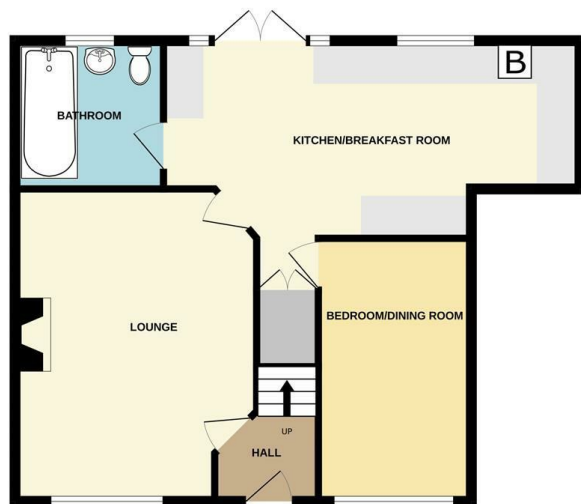




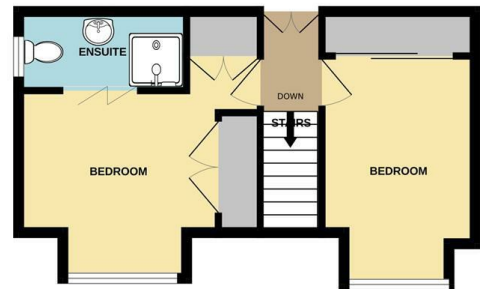




GROUND FLOOR



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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Second lounge/bedroom 7'2" x 14'9" (2.2 x 4.5)  
Double glazed window to front, central heating radiator.

#### First floor landing

Eaves storage, access to two bedrooms.

AGENTS NOTE: There is restricted head height to the first floor of this property due the roof line.

Bedroom one 11'5" max 6'6" min x 11'9" max 9'2" min  
(3.5 max 2.0 min x 3.6 max 2.8 min)

Double glazed window to front, central heating radiator,  
door to en-suite, double opening doors to built in wardrobe.

#### En-suite

Double glazed obscured window to side, tiling to the walls,  
wash hand basin, central heating radiator, w.c. and shower  
cubicle with shower over.

Bedroom two 15'8" max 13'1" min x 7'2" (4.8 max 4.0  
min x 2.2)

Double glazed window to front, storage, built in wardrobe,  
loft access.

#### Rear garden

Slabbed patio area with raised beds, brick wall with further  
stone chipping area beyond, fencing to boundaries.

#### 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 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 your 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.

#### Important Notice

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or fittings and so cannot verify they are in working order for  
fit for their purpose. The buyers are advised to obtain  
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