

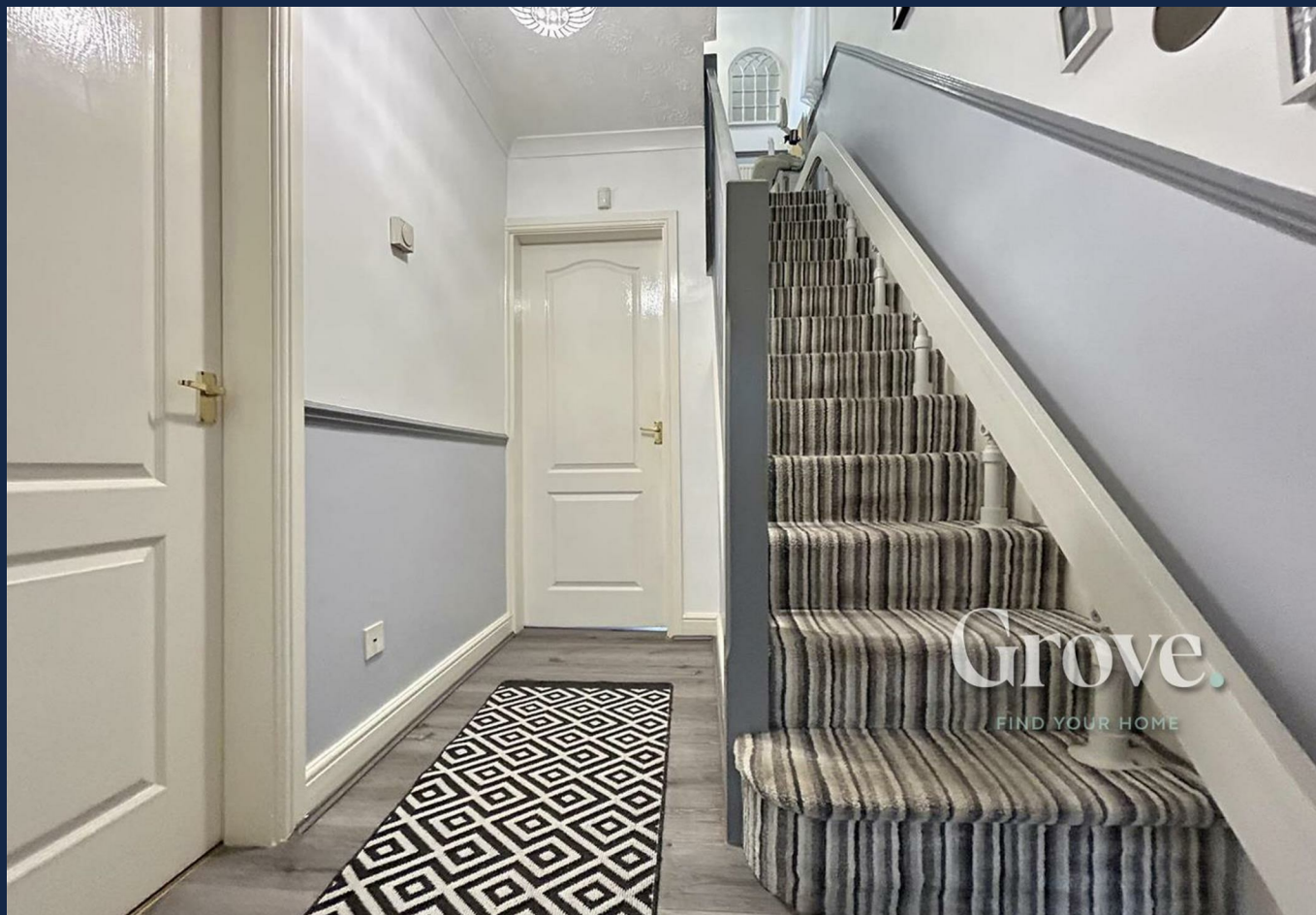
Grove.

FIND YOUR HOME



49 Clent Hill Drive
Rowley Regis,
West Midlands
B65 8LP

Offers In The Region Of £300,000

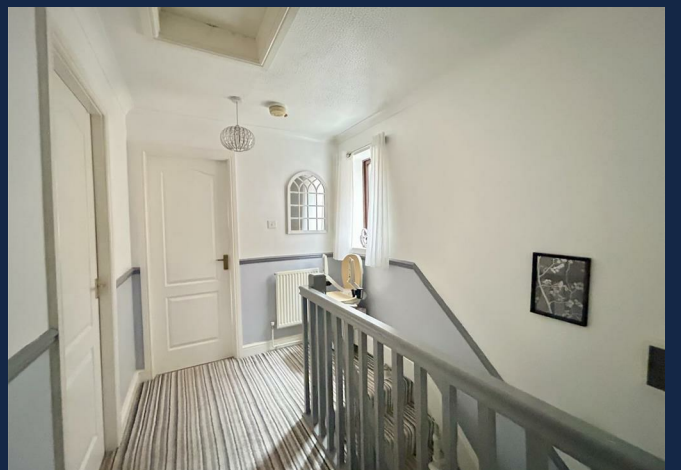


Located on Clent Hill Drive, Rowley Regis, this charming detached house presents an excellent opportunity for families and individuals alike. Rowley Regis boasts a range of local amenities, including shops, schools, and parks, all within easy reach.

To comprise, the property consists of a tarmac driveway to the garage with slatted steps down past the front lawn, to the front door. Through the porch and entrance hall you can reach the kitchen, lounge and downstairs w.c. The orangery and conservatory, both with access to the rear garden are reached through the modernised kitchen. The first floor can be reached by a disability chair lift or stairs. The landing has three well-appointed bedrooms, a family bathroom, airing cupboard and loft access. The master bedroom has an en-suite shower room. To the rear is a well-kept garden with side access and a shed.

In summary, this detached house on Clent Hill Drive is a wonderful opportunity for anyone looking to settle in a lovely area with a welcoming community. With its spacious bedrooms and inviting reception rooms, it is sure to meet the needs of modern living. Do not miss the chance to make this delightful property your new home. JH 8/05/2025 V2 EPC=C







Approach

Via tarmac driveway providing access to garage, steps down to block paved driveway with raised brick wall and lawn. Block paved path to double glazed front door to porch.

Porch

Further double glazed door into entrance hall.

Entrance hall

Central heating radiator, coving to ceiling, stairs to first floor accommodation, door to downstairs w.c., kitchen and lounge, dado rail.

Downstairs w.c.

Double glazed obscured window to front, low level flush w.c., central heating radiator, vanity wash hand basin with mixer tap.

Kitchen 8'2" min 12'5" max x 6'2" min 17'8" max (2.5 min 3.8 max x 1.9 min 5.4 max)

Double glazed window to rear, double glazed bifold doors to conservatory/orangery, complementary high gloss slow close wall and base units, oven, hob, extractor, one and a half bowl sink with drainer and mixer tap, integrated fridge freezer, integrated dishwasher, washing machine and tumble dryer, pull out bin drawer, splashback tiling with further ceiling tiling, square top work surface, central heating radiator, central heating boiler.





Conservatory/orangery 9'10" x 8'10" (3.0 x 2.7)

Double glazed French doors to rear, double glazed windows to surround, ceiling light point with fan, t.v. point.

Second reception room 6'6" max 5'2" min x 22'3" (2.0 max 1.6 min x 6.8)

Double glazed window to front, double glazed French door to rear, skylight window above, feature fireplace, central heating radiator.

Reception room one 14'9" x 9'2" min 10'9" max (4.5 x 2.8 min 3.3 max)

Double glazed bow window to front, two central heating radiators, dado rail, feature fireplace, coving to ceiling.

First floor landing

Double glazed obscured window to side, central heating radiator, doors leading to bathroom and three bedrooms, dado rail, loft access, airing cupboard housing water tank,

Shower room

Double glazed obscured window to rear, corner shower, ceiling spotlights, low level flush w.c., vertical central heating towel rail, vanity wash hand basin with mixer tap, complementary tiling to walls.

Bedroom one 10'5" min 12'1" into wardrobes x 10'5" (3.2 min 3.7 into wardrobes x 3.2)

Double glazed window to front, central heating radiator, built in wardrobes, door to en-suite

En-suite

Double glazed obscured window to side, built in shower with monsoon shower head over, wash hand basin, low level flush w.c., part tiling to walls.

Bedroom two 11'5" max 8'2" min x 2'11" min 10'5" max (3.5 max 2.5 min x 0.9 min 3.2 max)

Double glazed window to rear, central heating radiator, built in wardrobes.

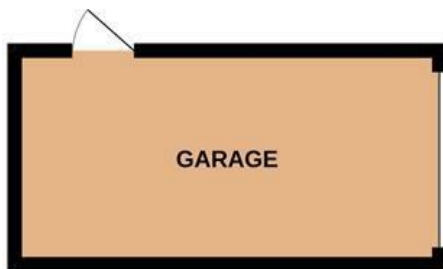
Bedroom three 7'10" max 6'10" min x 8'6" (2.4 max 2.1 min x 2.6)

Double glazed window to front, central heating radiator.

GROUND FLOOR
787 sq.ft. (73.1 sq.m.) approx.



1ST FLOOR
431 sq.ft. (40.0 sq.m.) approx.



TOTAL FLOOR AREA : 1218 sq.ft. (113.2 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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Rear garden

Slabbed patio area to the left and additional slabbed area to the right hand side, pathway through the centre of the garden into a further patio area to the rear housing a greenhouse and shed, lawned areas, side door leading to front of property.

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

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 you offer until these checks have been carried out.

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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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