

Grove.

FIND YOUR HOME



12 Midhill Drive
Rowley Regis,
West Midlands
B65 9SD

Offers In Excess Of £375,000



NO UPWARD CHAIN

Located in the sought-after area of Rowley Regis, this impressive detached home on Midhill Drive is set on a generous plot, offering exceptional potential for growing families. Nestled within a quiet and well-established neighbourhood, the property benefits from close proximity to a range of local amenities, highly regarded schools, and scenic parks—making it an ideal place to call home.

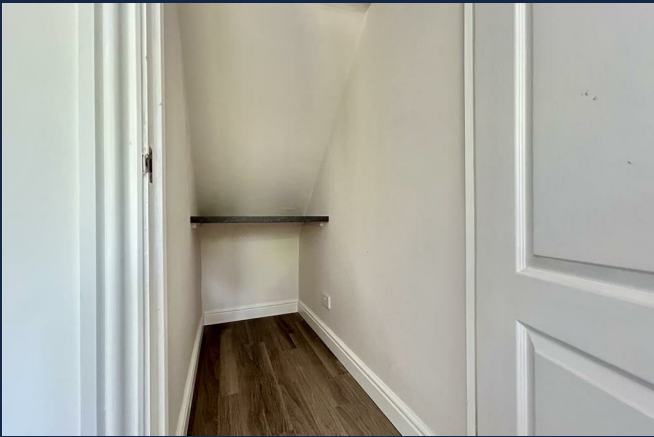
Beautifully presented throughout, the home is finished to a high standard, featuring quality name-brand fittings and a thoughtful layout designed for modern family living.

Upon arrival, you are welcomed by a tarmac driveway and neatly maintained front lawn, leading to an inviting entrance porch and hallway. The ground floor offers a spacious reception room and a bright, open-plan kitchen-diner, complete with a stylish fitted kitchen. Additional practical features include a separate utility room, a downstairs w.c., and an integrated garage. Upstairs, there are four well-proportioned bedrooms, including a principal bedroom with en suite facilities, as well as a modern family bathroom. Outside, the tiered rear garden is both generous and well-kept, featuring a combination of lawn and mature shrubs—perfect for outdoor entertaining, children's play, or quiet relaxation.

Whether you are looking to settle down in a peaceful family home or invest in a promising property with long-term potential, this wonderful house on Midhill Drive is not to be missed. V2 EPC=D







Approach

Via tarmacadam driveway and lawn to side leading to double glazed sliding door into porch.

Porch

Frosted glass door with aluminium frame which is a slam shut door into entrance hall.

Entrance hall

Central heating radiator, stairs to first floor accommodation door to reception room.

Reception room 14'1" min 16'4" max x 11'1" min 12'9" max (4.3 min 5.0 max x 3.4 min 3.9 max)

Double glazed bay window to front, window facing the porch, central heating radiator, coving to ceiling, door to kitchen diner.

Kitchen diner

Double glazed window to rear, double glazed double bifold doors to rear, high gloss wall and base units with quartz surface and splashbacks, sink with mixer tap, one and a half oven, hob, extractor, integrated dishwasher, Amtico flooring, door to under stairs storage with work surface, glass door into utility.

Utility 10'9" max 6'6" min x 7'10" max 3'3" min (3.3 max 2.0 min x 2.4 max 1.0 min)

Double glazed obscured window to rear, Amtico flooring, base unit, square top surface over and quartz splashback, sink with mixer tap and drainer, door to garage, door to downstairs w.c., central heating radiator.











Downstairs w.c.
Double glazed obscured window to side, Amtico flooring, central heating radiator, low level flush w.c., wash hand basin with mixer tap and splashback tiling.

First floor landing
Loft access with ladder, doors to bedrooms and bathroom.

Bathroom
Burgbad wall hung sink, P shaped bath with Mira electric shower over, porcelanosa tiles to wall and floor, vertical central heating radiator, Laufen wall-hung w.c. , double glazed window.

Bedroom one 9'6" x 13'1" max 10'9" min (2.9 x 4.0 max 3.3 min)
Double glazed window to front, central heating radiator, glass door to en-suite shower room.

En-suite shower room
Double glazed window to front, vertical central heating towel rail, back to wall Laufen low level flush

w.c., Laufen wall hung wash hand basin with mixer tap, splashback tiling, shower cubicle with Bristan shower over, Amtico vinyl flooring.

Bedroom two 8'2" x 16'0" (2.5 x 4.9)
Double glazed window to front, central heating radiator.

Bedroom three 8'10" x 9'2" (2.7 x 2.8)
Double glazed window to rear, central heating radiator.

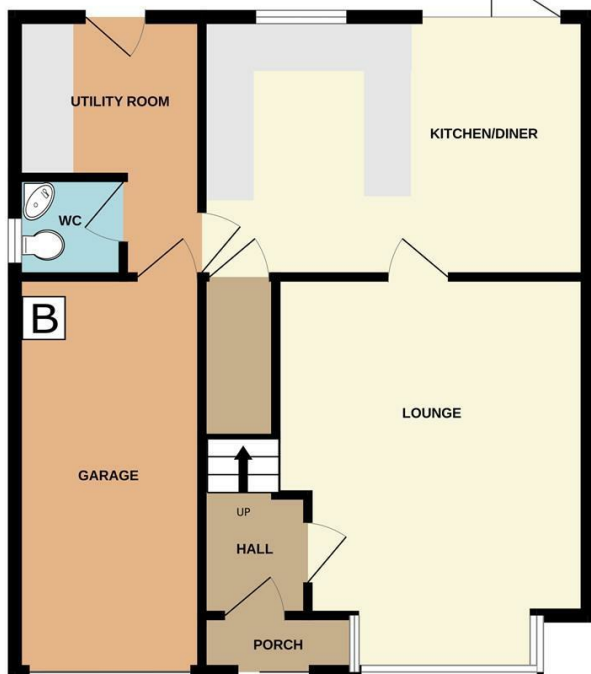
Bedroom four 8'10" x 6'6" (2.7 x 2.0)
Double glazed window to rear, central heating radiator.

Garage 8'2" x 16'0" (2.5 x 4.9)
Up and over door to front, fuse box, central heating boiler.

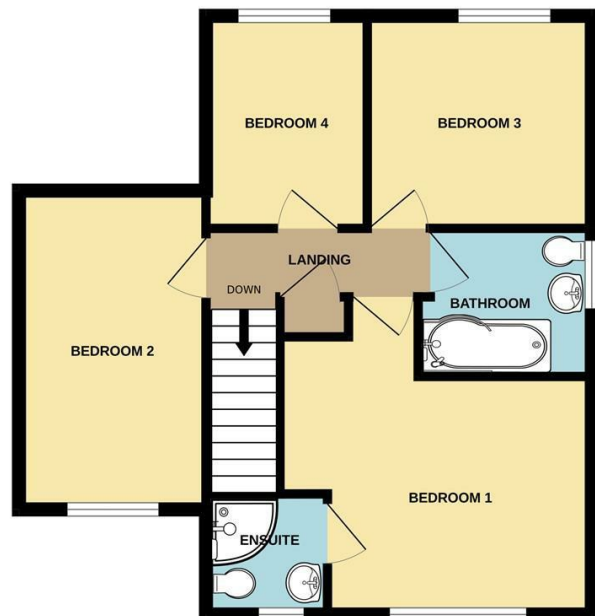
Rear garden
Tiered rear garden with slabbed patio, lawn area, slabbed steps to further tiers, variety of shrubs and wood chippings, side access via gate.



GROUND FLOOR
653 sq.ft. (60.7 sq.m.) approx.



1ST FLOOR
510 sq.ft. (47.3 sq.m.) approx.



TOTAL FLOOR AREA : 1163 sq.ft. (108.0 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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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 D

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.

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