

# Grove.

FIND YOUR HOME



10 Admirals Way  
Rowley Regis,  
West Midlands  
B65 8BL

Offers In The Region Of £340,000



### Modern Detached Home in a Quiet Cul-de-Sac – Admirals Way, Rowley Regis

Situated on the desirable Admirals Way in Rowley Regis, this modern detached home enjoys a peaceful cul-de-sac location and offers stylish, practical living throughout. With its welcoming community and excellent amenities, the property presents an ideal opportunity for both first-time buyers and growing families alike.

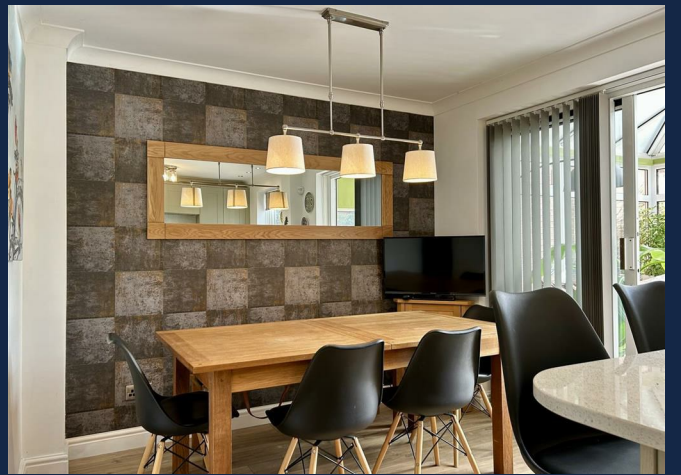
The exterior features a spacious driveway with parking for up to three vehicles, along with side access for added convenience. Inside, the home opens to an inviting entrance hall leading to a well-proportioned reception room, a handy downstairs W.C., and a contemporary open-plan kitchen-diner, perfect for everyday family life and entertaining. A separate utility room provides space for white goods and internal access to the garage. Completing the ground floor is a bright and airy conservatory overlooking the rear garden. Upstairs, you'll find three comfortable bedrooms, including a master bedroom with its own en suite, as well as a modern family bathroom. The rear garden is beautifully landscaped, featuring a patio area and well-maintained lawn—ideal for relaxing or enjoying outdoor gatherings.

This property combines comfort, practicality, and location in one superb package and is well worth a visit. JH – 9/09/2025  
V3 EPC=C













#### Approach

Via block paved driveway, gate to side access, double glazed front door into entrance hall.

#### Entrance hall

Double glazed obscured window to side, central heating radiator, stairs to first floor accommodation, coving to ceiling, doors to kitchen, living room and downstairs w.c.

#### Downstairs w.c.

Double glazed obscured window to front, low level flush w.c., vertical central heating towel rail, vanity style wash hand basin with mixer tap and splashback tiling.

#### Lounge 10'5" x 14'1" (3.2 x 4.3)

Double glazed window to front, central heating radiator, coving to ceiling.

#### Kitchen 17'0" x 9'2" (5.2 x 2.8)

Double glazed window to rear, double glazed sliding door to conservatory, coving to ceiling, inset ceiling light points, vertical central heating radiator, wall and base units, work surface over, splashbacks, one and a half bowl sink with mixer tap and drainer, double oven, gas hob, extractor, integrated dishwasher, integrated fridge, door to utility.





















Utility 10'5" x 7'2" (3.2 x 2.2)

Double glazed window to rear, double glazed obscured door to side, vertical central heating radiator, space for washing machine, space for tumble dryer, matching wall and base units with work surface over, door to garage.

Conservatory 8'10" x 9'6" (2.7 x 2.9)

Double glazed windows to surround, double opening French doors to side, open brick walls.

First floor landing

Double glazed obscured window to side, loft access, doors to three bedrooms, family bathroom and airing cupboard housing central heating radiator.

Bedroom one 10'5" x 11'5" (3.2 x 3.5)

Double glazed window to front, central

heating radiator, fitted wardrobes, door into en-suite shower room.

En-suite shower room

Double glazed obscured window to side, low level flush w.c., vertical central heating radiator, vanity style wash hand basin with mixer tap and shower.

Bedroom two 8'10" x 10'5" (2.7 x 3.2)

Double glazed window to rear, central heating radiator.

Bedroom three 6'6" x 8'6" (2.0 x 2.6)

Double glazed window to front, central heating radiator.

AGENTS NOTE: There is a stair bulk head in this room.

Rear garden

Side access to front via gate, slabbed patio area, lawn, a variety of shrubs, shed and outdoor tap and power.







Garage 16'0" x 8'6" (4.9 x 2.6)  
Electric roller shutter door, power, central heating boiler and fuse box.

#### 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.

#### 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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