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FIND YOUR HOME



33 Ross
Rowley Regis,
West Midlands
B65 8DY

Asking Price £445,000



Beautifully Presented Detached Family Home – Ross, Rowley Regis

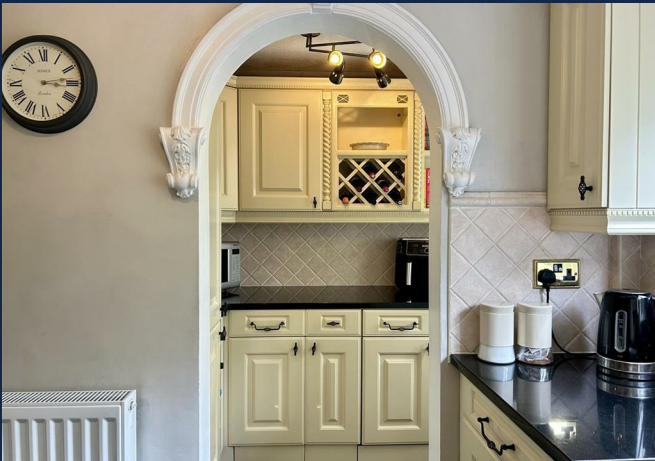
Located on the popular Ross in Rowley Regis, this beautifully maintained detached home offers the perfect blend of space, practicality, and comfort, an ideal setting for modern family life. The property enjoys a peaceful position while remaining close to everyday conveniences, with easy access to local amenities, schools, and green spaces such as Warrens Hall Nature Reserve. Excellent transport connections, including Rowley Regis train station and the nearby M5, make travel into Birmingham, Dudley, and the wider West Midlands quick and easy.

To the front, an in-and-out block-paved driveway provides ample parking and leads to a double garage. There is also convenient side access to the rear garden. Inside, the home welcomes you with a spacious entrance hall, giving access to a downstairs W.C. and leading into a bright, generously sized lounge. A separate dining room offers a more formal space for family meals or entertaining guests. A well-appointed kitchen is accompanied by a practical utility room, which provides access into the conservatory for seamless indoor-outdoor living. The ground floor also benefits from a versatile study with its own shower room, ideal for home working, guest accommodation, or multi-generational living. Upstairs, the home features four well-proportioned bedrooms, including a principal bedroom with an en-suite, and a family bathroom to serve the remaining rooms.

Spacious, versatile, and set in a highly desirable location, this property offers much more than just a place to live, it's a home where families can grow and make lasting memories. Early viewing is highly recommended. JH 18/08/2025 V1 EPC=D







Approach

Via in and out driveway, brick wall, block paved driveway with raised beds, double garage, side access to rear garden, door into entrance hall.

Entrance hall

Double glazed obscured front door, double glazed window to side, central heating radiator, half height panelling to walls, coving to ceiling, entrance into dining area, doors into kitchen, downstairs w.c. and reception room.

Dining area 10'2" x 8'2" (3.1 x 2.5)

Double glazed bow window to front, central heating radiator, picture rail, coving to ceiling, door to downstairs study.

Study 13'5" x 7'6" (4.1 x 2.3)

Double glazed window to front, central heating radiator, loft access, double glazed obscured door to side, coving to ceiling, picture rail, cupboard housing fuse box and meters, door into shower room.

Shower room

Double glazed window to rear, vertical central heating towel rail, electric shower, pedestal wash hand basin with mixer tap.

Kitchen 9'10" x 7'10" (3.0 x 2.4)

Double glazed window to rear, vertical central heating radiator, wall and base units with square top surface over, Butler sink with mixer tap and drainer, splashback tiling to walls, Rangemaster 5 ring cooker, extractor, integrated dishwasher, feature arch into utility.

Utility 6'10" x 4'11" (2.1 x 1.5)

Matching wall and base units with square top surface over, splashbacks to match, integrated fridge freezer, space for washing machine and tumble dryer, double glazed window into conservatory, double glazed obscured door to conservatory.

Conservatory 6'2" x 6'2" (1.9 x 1.9)

Double glazed windows to surround, double glazed French doors to rear.











Downstairs w.c.

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

Lounge 19'0" x 11'1" max 9'10" min (5.8 x 3.4 max 3.0 min)

Double glazed bow window to front, double glazed French doors to rear, two central heating radiators.

First floor landing

Having loft access, double glazed window to front, central heating radiator, half height panelling to wall, coving to ceiling, airing cupboard, doors to bedrooms and bathroom.

Bedroom one 10'5" x 11'1" (3.2 x 3.4)

Double glazed window to rear, central heating radiator, fitted wardrobe and drawers, coving to ceiling, picture rail, door to en-suite shower room.

En-suite shower room

Double glazed obscured window to rear, low level flush w.c., vertical central heating towel rail, vanity style wash hand basin with mixer tap, electric shower.

Bedroom two 7'6" x 11'9" (2.3 x 3.6)

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

Bedroom three 10'5" x 7'6" (3.2 x 2.3)

Double glazed window to front, central heating radiator.

Bedroom four 6'6" x 11'1" (2.0 x 3.4)

Double glazed window to rear, central heating radiator, coving to ceiling, picture rail.

Bathroom

Double glazed obscured window to rear, w.c., pedestal wash hand basin, free standing bath with shower over, vertical central heating towel rail, complementary tiling to walls.

Rear garden

Circular block paved patio, lawn area, beds housing a variety of shrubs, steps down to feature pond and stone chipping area, access to front via patio courtyard.

Double garage 17'8" x 16'0" (5.4 x 4.9)

Two up and over garage doors, double glazed windows to side, double glazed side door, fitted storage cupboards, loft access.

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 E







TOTAL FLOOR AREA: 1532 sq.ft. (142.3 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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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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