

# Grove.

FIND YOUR HOME



16a Mincing Lane  
Rowley Regis,  
West Midlands  
B65 9QE

Offers Over £215,000





Offered for sale with No Onward Chain and ideal for young families and first time buyers. A well proportioned 3 bed semi detached family home on a popular address of Rowley Regis. Mincing Lane finds itself well placed for good access to local shops and amenities, popular local schools, and near to an abundance of local shops and amenities.

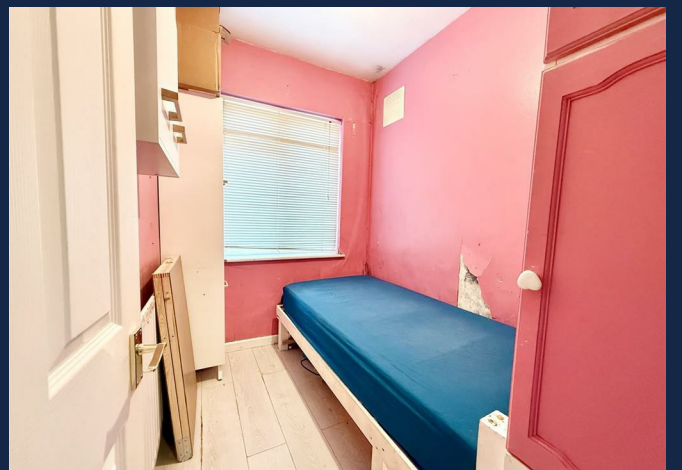
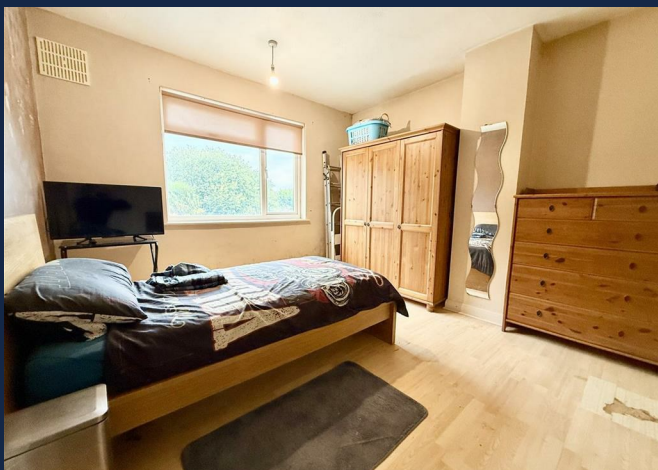
The layout in brief comprises of Entrance porch, hallway, a front facing lounge with feature bay window, a rear facing kitchen, dining room which flow to a well proportioned conservatory. Heading upstairs is a pleasant landing, two good sized bedrooms, a generous third bedroom, and a house bathroom.

Externally the property offers ample off road parking with side access gate to rear. At the rear of the property is a large garden with paved seating area near to property. AF 21/10/25 V1  
EPC=D













#### Approach

Via gravelled driveway to front, paved footpath to rear gate leading to rear, double glazed porch to front leading to entrance hall.

#### Entrance hallway

Obscured double glazed window to side, ceiling light point, central heating radiator, tiled flooring, stairs to first floor accommodation, under stairs storage.

#### Front reception room 11'1" x 13'1" into bay (3.4 x 4.0 into bay)

Double glazed bay window to front, ceiling light point, coving to ceiling, feature gas fireplace, central heating radiator, wood effect laminate flooring.

#### Kitchen 7'10" x 11'5" (2.4 x 3.5)

Double glazed window to rear, double glazed door to side, two ceiling light points, wall and base units, stone effect work top, stainless steel sink and drainer, induction hob, double oven, tiled flooring, space for American style fridge freezer.

#### Dining room 9'2" x 11'1" (2.8 x 3.4)

Double glazed patio door to conservatory, ceiling light point, central heating radiator.



Conservatory 9'10" x 13'1" (3.0 x 4.0)  
Ceiling light with fan, double glazed windows to surround, double glazed patio door to rear garden, wood effect flooring.

First floor landing  
Double glazed window to side, ceiling light point, access to bedrooms and bathroom.

Bedroom one 11'1" x 11'1" (3.4 x 3.4)  
Double glazed bay window to front, ceiling light point, central heating radiator.

Bedroom two 11'1" x 11'1" (3.4 x 3.4)  
Double glazed window to rear, ceiling light point, central heating radiator, wood effect laminate flooring.

Bedroom three 5'10" x 7'6" (1.8 x 2.3)  
Double glazed window to front, ceiling light point, loft access hatch, central heating radiator, wood effect laminate flooring.

House bathroom  
Double glazed obscured window to rear, ceiling light

point, bath with shower over, tiling to walls, storage unit housing central heating boiler, low level flush w.c., wash hand basin in vanity unit, central heating radiator, wood effect laminate flooring.

Rear garden  
Paved seating area, greenhouse and shed space to the rear and all being enclosed with fencing.

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 B

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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