

Grove.

FIND YOUR HOME



112 Ross
Rowley Regis,
West Midlands
B65 8DZ

Offers In The Region Of £575,000

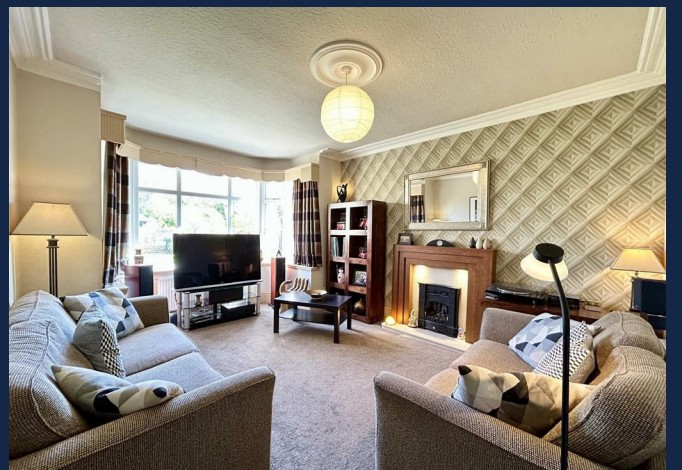
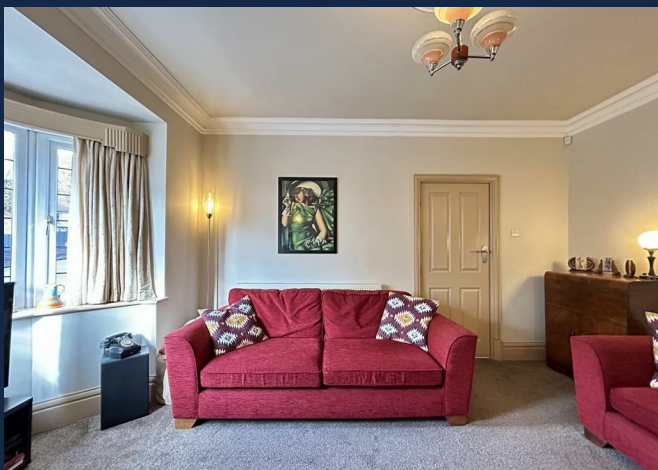


On Ross, Rowley Regis, this traditional detached home offers plenty of potential for future home expansions. To the side of the property is a spacious garage with further potential for possible second storey extension above, subject to usual planning permissions (no planning consent has been obtained and the illustrations are artist impressions only).

The home has an inviting feel with plenty of character features including Minton tiling, original fireplaces and vintage doorbells. The property comprises of a block paved driveway with access into the double garage, double gated secure courtyard with space for a caravan or motorhome and door into the Vestibule. The Vestibule offers inviting accommodation into the home, with Minton tiling flowing through and into the entrance hall (currently covered by carpet). The two reception rooms, kitchen and w.c. are off the hall. The garage offers internal access through the kitchen and allows space for three vehicles. A double flight staircase with stained glass windows takes you to the first floor with three bedrooms and a stylish family bathroom with both bath and shower. Upstairs is a converted loft space with a bedroom. The garden is lawned with patio and a variety of shrubs and fruit trees. The workshop can be accessed via the garden and a private right of way at the left of the property.

If you are seeking a spacious and inviting home in a desirable location, this property in Ross is certainly worth considering.
JH 24/10/2025 V1 EPC=D







Approach

Via block paved driveway offering parking for numerous vehicles, access to double garage, double glazed obscured door into entrance hall.

Entrance vestibule

Having light point, dado rail, minton tile flooring, central heating radiator, single glazed obscured stain glass door into entrance hall.

Entrance hall

Double glazed stained glass window to front, two central heating radiators, coving to ceiling, Minton tiling covered by carpet, doors to two reception rooms, kitchen diner and under stairs w.c.,

Front reception room 13'9" min 16'4" max x 12'1" (4.2 min 5.0 max x 3.7)

Double glazed bay window to front, central heating radiator, feature fireplace and surround, coving to ceiling, ceiling rose.

Rear reception room 12'1" x 12'5" min 15'1" max (3.7 x 3.8 min 4.6 max)

Double glazed bay window to rear, two central heating radiators, feature fireplace with wooden surround, coving to ceiling, ceiling rose.











Downstairs w.c.

Low level flush w.c., wash hand basin with mixer tap and splashback tiling, double opening doors into built in storage giving access to fuse box and electric meter.

Kitchen 16'8" x 11'1" max 7'10" min (5.1 x 3.4 max 2.4 min)

Double glazed window to rear, central heating radiator, panelling to walls, matching wall and base units with over cupboard lights, roll top surface, splashback tiling to walls, single basin sink with mixer tap and drainer, integrated oven with gas hob over, extractor, door into garage.

Garage 23'7" x 26'10" max (7.2 x 8.2 max)

With a double glazed window to rear, two doors to rear, two up and over electric doors, power, central heating boiler and space for white goods with work surface over and base units, sink with mixer tap.

First floor landing

Built in storage half way up stairs, stained glass obscured window to side, further stairs to main

landing having doors into three bedrooms and bathroom, stairs to second floor.

Bathroom

Double glazed obscured window to front, two central heating radiators, pedestal wash hand basin, w.c., free standing bath with mixer tap, shower with monsoon head over.

Bedroom one 12'1" min 16'0" max x 12'1" (3.7 min 4.9 max x 3.7)

Double glazed bay window to rear, central heating radiator.

Bedroom two 12'1" x 10'5" (3.7 x 3.2)

Double glazed window to front, central heating radiator, under stairs storage.

Bedroom three 11'5" x 8'2" (3.5 x 2.5)

Double glazed window to front, central heating radiator.

Second floor area

Two double glazed sky lights, double glazed window,







TOTAL FLOOR AREA : 2319 sq.ft. (215.4 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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central heating radiator, open wooden beams, door to third bedroom.

Bedroom four 14'1" x 10'9" (4.3 x 3.3)

Two double glazed skylights, two central heating radiators.

Rear garden

Slabbed patio area, decked patio area, raised beds with a variety of red and yellow plum, pear, cherry and apple trees, lawned area and further beds and patio to the rear, greenhouse and shed, access to side to workshop.

Workshop

Windows to front, up an over electric garage door.

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 your 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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