

# Grove.

FIND YOUR HOME



18 Ross Heights  
Rowley Regis,  
West Midlands  
B65 8DW

Offers In The Region Of £285,000



Situated on a corner plot on the highly regarded cul-de-sac of Ross Heights area of Rowley Regis, this well appointed semi detached home presents an exceptional opportunity for families seeking both space and convenience. The location offers a desirable combination of suburban tranquillity and easy access to a range of local amenities, including reputable schools, parks and everyday shopping facilities, making it an ideal setting for modern family living.

The property features a block paved driveway to the front. Internally, the property comprises two generous reception rooms, kitchen, study, bedrooms and family bathroom. To the rear the property benefits from a tiered garden.

This is a superb opportunity to acquire a spacious and well presented family home in a sought after residential location. JH 13/01/2026 V1 EPC=C







#### Approach

The property is approached via a block paved driveway leading to a double glazed obscure front door, opening into the entrance hall/front reception room.

#### Entrance hall/reception room 7'2" x 15'8" (2.2 x 4.8)

Featuring double glazed full length window to the front, decorative ceiling coving and a central heating radiator, with doors leading to the under stairs storage cupboard, downstairs w.c., front lounge, and staircase rising to the first floor.

#### Downstairs w.c.

Fitted with a low level flush w.c., wash hand basin with splashback tiling and decorative ceiling coving.

#### Rear reception room 6'10" min 16'0" max x 19'0" max 11'1" min (2.1 min 4.9 max x 5.8 max 3.4 min)

With double glazed windows to the rear and side, two central heating radiators, decorative ceiling coving and doors leading to the kitchen and the converted garage/study.

#### Kitchen 7'2" x 8'6" (2.2 x 2.6)

Comprising double glazed window to the rear, decorative ceiling coving, matching wall and base units with square edged work surfaces and splashback tiling. Integrated oven, hob and extractor hood over, space for a washing machine, double glazed obscured door leads into the rear porch.



#### Rear porch

With double glazed windows surrounding and a double glazed door providing side access to the garden.

**Study/converted garage 7'2" x 15'5" (2.2 x 4.7)**  
Offering a double glazed window to the front, central heating radiator and built in cupboards housing the fuse box.

#### First floor landing

With loft access, double glazed obscured window to the side, airing cupboard and doors leading to three bedrooms and the family bathroom.

#### Bathroom

Fitted with a low level flush w.c., wash hand basin with mixer tap, vertical heated towel rail, P-shaped bath with shower over. Double-glazed obscured window to the side.

**Bedroom one 10'9" x 11'5" (3.3 x 3.5)**

With double-glazed window to the rear and central heating radiator.

**Bedroom two 7'6" x 12'1" (2.3 x 3.7)**

With double glazed window to the front, fitted storage cupboard and central heating radiator.

**Bedroom three 7'2" x 10'9" (2.2 x 3.3)**

With double glazed window to the rear and central heating radiator.

#### Garden

Arranged over three tiers, featuring a slab patio area, further patio and stone chipping section with a variety of shrubs, final tier providing additional planted shrub beds.

#### 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 C

#### 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.

**IMPORTANT NOTICE** 1. No description or information given whether or not these particulars and whether written or verbal (information) about the property or its value may be relied upon as a statement or representation of fact. Grove Properties Group do not have any authority to make representation and accordingly any information is entirely without responsibility on the part of Grove Properties Group or the seller. 2. The photographs (and artists impression) show only certain parts of the property at the time they were taken. Any areas, measurements or distance given are approximate only and interior measurements are wall to wall. 3. Any reference to alterations to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. 4. No statement is made about the condition of any service or equipment.

# Grove.

FIND YOUR HOME

Halesowen

18 Hagley Road, Halesowen, West Midlands, B63 4RG

T: 0121 550 5400

E: [halesowen@grovepropertiesgroup.co.uk](mailto:halesowen@grovepropertiesgroup.co.uk)