



127, Ross, Rowley Regis, B65 8DZ

Offers In The Region Of £375,000

- EXTENDED DETACHED HOUSE
- FLEXIBLE ACCOMMODATION
- POPULAR RESIDENTIAL LOCATION
- INTERNAL INSPECTION RECOMMENDED

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An attractive extended, detached house in popular residential location having pleasant garden to rear, offering flexible accommodation with five bedroom potential. Viewing recommended.

Canopy porch entrance, reception hall, guest cloakroom, kitchen, living room, garden room, landing, four/five bedrooms, bathroom, garage, rear garden. Double glazing where specified. Gas boiler serving radiators.

The accommodation is planned on two floors, comprising on the ground floor:-

CANOPY PORCH ENTRANCE

RECEPTION HALL

Double glazed panelled entrance door, panel radiator, woodgrain finish laminate flooring extending into living room. Staircase leading to first floor accommodation, recessed lighting to ceiling, coving to ceiling, under stairs cupboard opening off housing plumbing for automatic washing machine.

GUEST CLOAKROOM (Side) 1.91m x 1.09m

W.C. with low level cistern, wash-hand basin with mixer tap and splashback, inset in to vanity unit, double glazed window to side.

KITCHEN (Front) 1.89m x 2.91m

Having range of units with woodblock finish work surfaces, base cupboards and drawers, range of wall cupboards, inset one and a half bowl single drainer sink with mixer tap, inset 'Siemens' four ring gas hob with 'Bosch' electric under oven, 'Siemens' cooker hood over hob unit, plumbing for dishwasher, double glazed window to front elevation, tiled splashbacks to work surface areas, panelled radiator, recessed spot lighting to ceiling.

LIVING ROOM (Rear) 5.59m x 3.69m (4.45m max into shelving recess)

Double glazed window overlooking rear garden, double glazed double doors leading to rear conservatory, coving to ceiling, two decorative panelled radiators, two wall light points, continuation of floor covering from hall, coving to ceiling. Recessed area with built-in shelving and storage cupboards beneath.

GARDEN ROOM (Rear) 3.35m x 3.68m

Double glazed double doors with surrounding double glazed windows opening to rear gardens, double glazed windows to side elevation and double glazed panel to pedestrian door to side elevation, recessed spot lighting to ceiling with two double glazed roof lights, matching floor finish to living room.

First floor accommodation comprises:

CENTRAL LANDING

Spindle balustrade, coving to ceiling with ornate ceiling rose above stairs.

BEDROOM ONE (Rear) 3.49m max x 3.70m

Panel radiator, double glazed window overlooking rear

garden.

BEDROOM TWO (Front) 2.36m plus door recess x 3.77m

Double glazed window to front, panel radiator.

BEDROOM THREE (Side) 2.64m x 2.93m

Panel radiator, double glazed roof light.

BEDROOM FOUR (Side) 2.03m x 3.69m

Double glazed roof light.

BEDROOM FIVE/STUDY (Side) 2.62m x 1.86m

Panel radiator, double glazed roof light.

BATHROOM (Side) 1.97m x 2.00m

Double glazed window to side elevation, chrome finish heated towel radiator, panel bath with mixer tap and shower attachment with glazed side screen and marble-effect wall panelling to bath area, pedestal wash-hand basin, W.C. with low level cistern, wall to basin half tiled in complementary ceramics, vinyl finish to floor.

OUTSIDE

GARAGE (Front) 2.41m x 5.88m in to door

Up and over door, wall-mounted gas fired combination boiler.

REAR GARDEN

A most attractive feature of the property and comprises: block paved patio area to the rear of the house, side shrub and flower borders leading to lawn, borders to side. Garden continues past a divisional wall with shed base to the opposite side leading to a further lawned area with side borders incorporating shrubs, evergreens and grasses and mature tree towards the rear. The garden is enclosed by fencing and conifer hedging. The rear section of the garden offers a higher degree of privacy.

COUNCIL TAX BAND D

TENURE

We are verbally advised that the property is freehold. The Agent has not checked the legal documents to verify the freehold status of the property. The buyer is advised to obtain verification from their Solicitor or Surveyor.

SERVICES

The Agents have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify they are in working order or fit for their purpose. The buyer is advised to obtain verification from their Solicitor or Surveyor.

FIXTURES AND FITTINGS

All items unless specifically referred to in these sales particulars are expressly excluded from the proposed sale. However, fitted carpets, curtains and certain other items may be taken at a valuation to be agreed.

Money Laundering Regulations –

In order to comply with Money Laundering Regulations, 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 including bank statements for deposits in order to purchase and copy of mortgage agreement in principle from the appropriate lender. In the absence of being able to provide appropriate physical copies of the above, Scriven & Co reserves the right to obtain electronic verification of identity.

Extra services -

By law, the agent must tell the client if the agent or any connected person intends to earn any commission or any other fees from offering or referring other services to the client or buyer. If the agent or any connected person earns money from any of these services or referrals the agent or the connected person would keep this commission or fee. Part of the payment for these extra services will be paid to the agent as a result of the referral.

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Important notices

The Consumer Protection from Unfair Trading Regulations 2008 and the Business Protection from Misleading Marketing Regulations 2008 : Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph (or artists impression) of the property. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. Certain items may however be available by separate negotiation. The measurements supplied are for general guidance, and as such must be considered as incorrect. A buyer is advised to re-check the measurements themselves before committing themselves to any expense. The Agent has not tested any apparatus, equipment, fixtures, fittings or services, and so does not verify they are in working order, fit for their purpose, or within ownership of the sellers, therefore the buyer must assume the information given is incorrect. Neither has the Agent checked the legal documentation to verify legal status of the property or validity of any guarantee. A buyer must assume the information is incorrect, until it has been verified by their own solicitors. The sales particulars may change in the course of time, and any interested party is advised to make final inspection of the property prior to exchange of contracts. A buyer must check the availability of any property and make an appointment to view before embarking on any journey to see a property. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Any reference to alterations to, or use of any part of the property, is not a statement that any necessary planning, building regulation or other consent has been obtained. A buyer must assume the information is incorrect until it has been verified by their own solicitors.

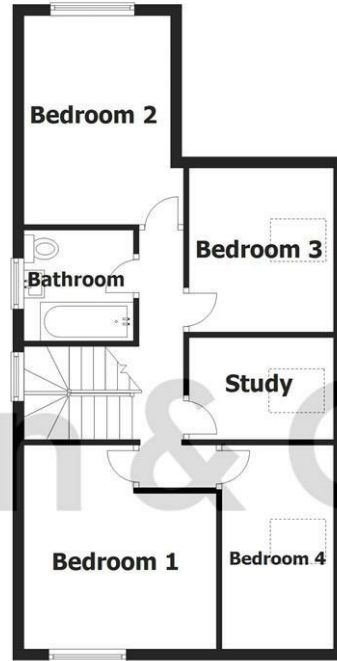
VAT : All figures quoted are exclusive of VAT where applicable. **Rating Assessments** : Where provided the Agent has made a verbal enquiry with the Local Authority and this information should be verified by interested parties making their own enquiries.

Misrepresentation Act 1967 : These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments. If any interested party wishes to rely upon any information from the Agent, then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The Agent will not be responsible for any loss other than when specific written confirmation has been requested. (REV02:10/13).

Ground Floor



First Floor



This plan is for layout guidance only and not drawn to scale unless stated. Window and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions and shapes before making any decisions reliant upon them.
Plan produced using PlanUp.



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| Energy Efficiency Rating | | |
|--|-------------------------|-----------|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | | 83 |
| (69-80) C | 69 | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England & Wales | EU Directive 2002/91/EC | |

Property Reference: 18366638