



53 Highfield Road, Rowley Regis, B65 0BX
Offers In The Region Of £335,000

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Property Description

Discover this substantial six-bedroom, two-bathroom detached home arranged over two spacious floors—ideal for a growing family or investment project.

The property boasts an extensive private rear garden and generous living accommodation throughout. While already offering impressive space, it also provides an exciting opportunity for modernisation, allowing you to add your own style and create a truly bespoke family home or a investment to add to your portfolio.

With its solid construction and distinctive character, this property is full of potential. Don't miss the chance to shape this into the perfect home for your family or investment project.

Property will come with vacant possession.

Area Information

Rowley Regis is a town located within the metropolitan borough of Sandwell in the West Midlands, England, forming part of the Black Country region. It includes the wards of Blackheath, Cradley Heath and Old Hill, Rowley, and Tividale, and had a population of 53,791 in 2021. The town is noted for its close proximity to Birmingham, its historic St. Giles Parish Church, and local amenities such as parks and the newly developed Rowley Learning Campus.

Buyers Fee and Reservation

This sale is SUBJECT TO A 2% PLUS VAT BUYERS FEE based on the agreed sale price at a minimum fee of £2500 plus VAT.

If you make an offer and it is accepted, a minimum of 50% of the fee is payable in order to take the property off the market.

The benefits of a buyers fee to the buyer are:

- Properties are advertised at a reasonable purchase price in order to encourage a quick sale.
- This approach allows you to secure the property and start the conveyancing process quickly.
- Reservation of the property removes the element of competitive bidding and also the possibility of being gazumped.
- The risk of the sale falling through is minimized on both sides, buyers are committed financially and vendors know that buyers are serious.
- All of these elements provide peace of mind from the outset, along with our personal and proactive approach. Genie Homes pride ourselves on our simple and secure buying process.

Please note: Should the property purchase not complete, the reservation fee will be refundable in ONLY these circumstances;

1. The vendor has withdrawn from the sale
2. The vendor has not disclosed details regarding the property that affects mortgage / mortgage ability. (For example, unforeseen significant structural movement as indicated by a structural survey.)

Disclaimer

Disclaimer - These particulars, whilst believed to be accurate are set out as a general guideline and do not constitute any part of an offer or contract. Intending Purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. Please note that we have not tested any apparatus, equipment, fixtures, fittings or services including gas central heating and so cannot verify they are in working order or fit for their purpose. Furthermore, Solicitors should confirm

moveable items described in the sales particulars and, in fact, included in the sale since circumstances do change during the marketing or negotiations. Although we try to ensure accuracy, if measurements are used in this listing, they may be approximate. Therefore if intending Purchasers need accurate measurements to order carpeting or to ensure existing furniture will fit, they should take such measurements themselves. Photographs are reproduced general information and it must not be inferred that any item is included for sale with the property.

TENURE

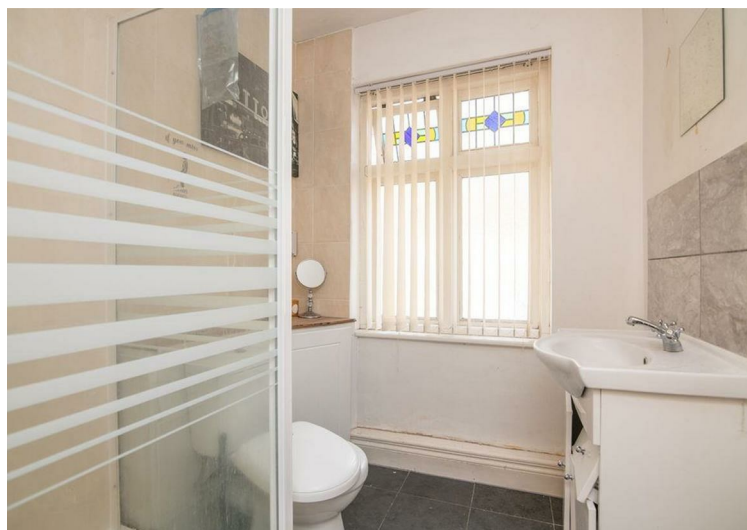
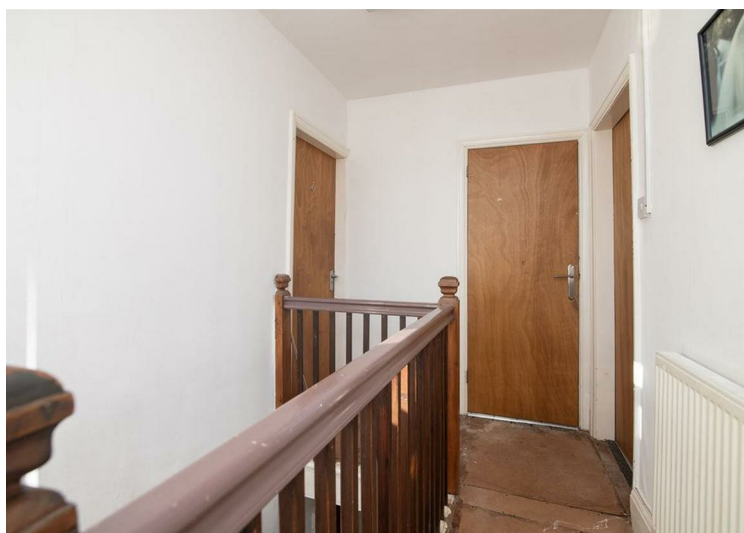
Freehold

POSSESSION

Tenant occupied x 2 Rooms

VIEWING

Viewing strictly by appointment through Genie Homes





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	58	82
England & Wales		EU Directive 2002/91/EC



Ground Floor
Floor area 74.8 sq.m. (805 sq.ft.)



First Floor
Floor area 41.9 sq.m. (451 sq.ft.)

Total floor area: 116.7 sq.m. (1,256 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

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