

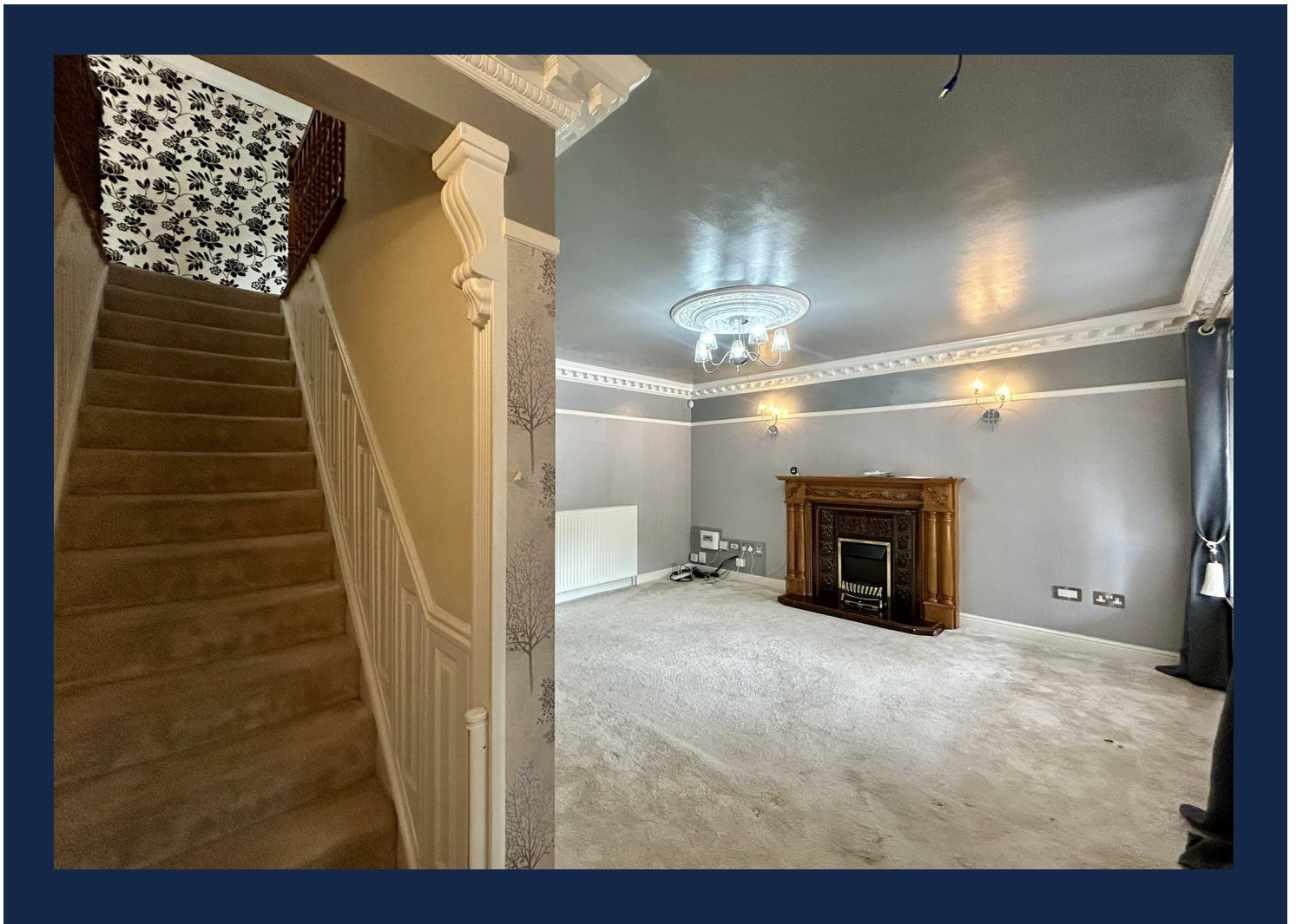
# Grove.

FIND YOUR HOME



23 Regis Heath Road  
Rowley Regis,  
B65 0PA

Offers In Excess Of £375,000



Nestled on the highly desirable Regis Heath Road in Rowley Regis, this impressive detached family home offers four generously proportioned bedrooms, making it an ideal choice for growing families seeking both space and convenience. Positioned at the end of a quiet cul-de-sac, the property enjoys a peaceful setting while remaining within walking distance of Rowley Regis train station and Hurst Green Park.

To the front, the property benefits from a driveway providing off-road parking, with access via both the garage and the main entrance. The front door opens into a spacious porch, leading through to the principal living area, which features stairs rising to the first floor and access to the kitchen. The kitchen has been finished to a high standard, boasting underfloor heating, cupboard lighting, and an excellent range of high-specification integrated appliances, including a built-in coffee machine. Beyond the kitchen is a versatile additional space, perfectly suited for use as a dining area or utility room, with direct access to both the garage and rear garden. Upstairs, a spacious landing creates a grand first impression, leading to four well-proportioned bedrooms and the family bathroom. The principal bedroom further benefits from a stylish en-suite bathroom. Externally, the rear garden has been thoughtfully designed for low maintenance and enjoyment, featuring a courtyard seating area, artificial lawn, and a charming summer house.

Offering spacious accommodation, quality finishes and a sought-after location, this exceptional home presents a fantastic opportunity for buyers looking to settle into a property ready to enjoy. Early viewing is highly recommended. JH 22/05/2026 EPC=C







#### Approach

Via a block paved driveway with walls to either side, block paved steps to the double glazed front door leading entrance porch.

Porch 4'7" x 5'6" (1.4 x 1.7)

Two double glazed windows to front, half height panelling to walls, door into the lounge.

Lounge 12'9" x 13'9" (3.9 x 4.2)

Double glazed window to front, coving to ceiling, ceiling rose, feature shelf, picture rail, central heating radiator, feature fireplace with surround, stairs to first floor accommodation, door into the kitchen.

Kitchen 10'2" x 16'0" (3.1 x 4.9)

Double glazed window to rear, electric under floor heating, matching high gloss wall and base units with square top surface over, splashbacks, one and a half bowl sink with mixer tap and drainer, integrated dishwasher, double oven, coffee machine, microwave, half height fridge and freezer and hot plate, door into a versatile living space.

Versatile living space 10'2" x 16'0" (3.1 x 4.9)

Double glazed window to the rear, double glazed door to the side, coving to ceiling, picture rail, door into garage.

Garage 7'2" x 17'8" (2.2 x 5.4)

Electric up and over garage door and houses the central heating boiler.











#### First floor landing

Loft access, central heating radiator, coving to ceiling, picture rail, ceiling rose and doors into:

#### Bedroom one 9'10" x 11'9" (3.0 x 3.6)

Double glazed window to rear, vertical central heating radiator, coving to ceiling, picture rail, door to en-suite.

#### En-suite

Double glazed obscured window to rear, low level flush w.c., wash hand basin with mixer tap and shower.

#### Bedroom two 9'10" x 12'5" (3.0 x 3.8)

Double glazed window to front, central heating radiator, fitted wardrobes and fitted dressing area.

#### Bedroom three 11'1" x 6'6" (3.4 x 2.0)

Double glazed window to front, central heating radiator, coving to ceiling, picture rail.

#### Bedroom four 9'6" x 6'2" (2.9 x 1.9)

Double glazed window to front, central heating radiator, stair bulk head, coving to ceiling, picture rail.

#### Bathroom

Double glazed obscured window to rear, vertical

central heating towel rail, low level flush w.c., free standing bath with mixer tap, his and her basins with mixer taps, shower with monsoon shower head over.

#### Rear garden

Slabbed patio area, astro turf with block paved borders, gated access to the side and a summer house.

#### 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 D

#### 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.

#### 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.

#### 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.

#### 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.