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FIND YOUR HOME

9 Highfield Crescent
Rowley Regis,
West Midlands
B65 0BZ

Offers In The Region Of £255,000

On Highfield Crescent, Rowley Regis, this delightful semi detached home presents an excellent opportunity for families looking to personalise a property or add value. Situated at the end of a quiet cul de sac, the property benefits from having no through traffic. Residents can enjoy a range of nearby amenities, including local shops, schools and parks, making it an ideal location for families. The property is also well connected to public transport links, including Rowley Regis Train Station and local bus routes, providing easy access to surrounding areas.

The property offers a driveway in front of the garage, with stepped access into the porch. Inside, the entrance hall provides access to the kitchen and lounge, as well as a useful under stairs w.c. The L shaped kitchen and lounge are separated by a breakfast area and provide access to the utility space and rear garden. Upstairs are three bedrooms and a family bathroom. The rear garden is designed for low maintenance, offering artificial lawn and patio, with access to the garage from the garden.

Do not miss the opportunity to view this lovely property and appreciate the potential it offers to create a fantastic family home. JH 07/09/2026 EPC=D

BOSCH

Approach
Via a tarmacadam driveway with artificial lawn bordered by a variety of shrubs and rockeries, slabbed bath and steps up to double glazed front door.

Porch
Double glazed windows to surround, obscured door and two windows into the entrance hall.

Entrance hall
Stairs to first floor accommodation, coving to ceiling, central heating radiator, door to the downstairs w.c. and kitchen.

Downstairs w.c.
Double glazed obscured stained glass window to side, low level flush w.c., wash hand basin, fitted storage.

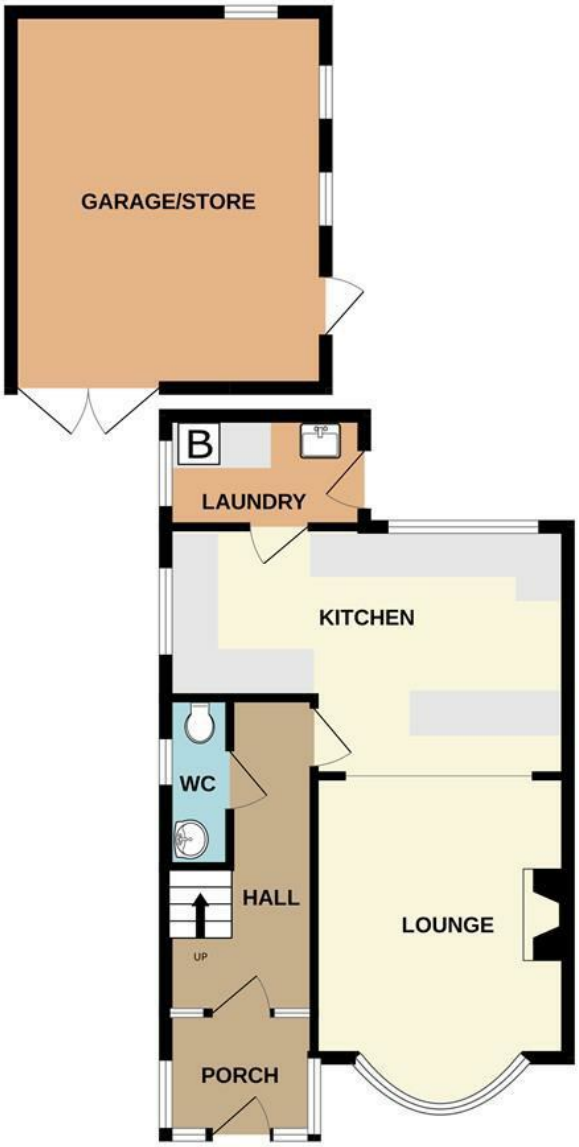
L shaped kitchen and lounge
Double glazed window to the side, double glazed bay window to the front, double glazed window to rear, three central heating radiators, coving to ceiling, wall and base units with roll top surface over, splashback tiling to walls, integrated oven and microwave, space for dishwasher, one and a half bowl sink with mixer tap and drainer, gas hob, extractor, door into the utility.

Kitchen area 9'10" min 16'4" max x 11'5" max 7'10" min (3.0 min 5.0 max x 3.5 max 2.4 min)

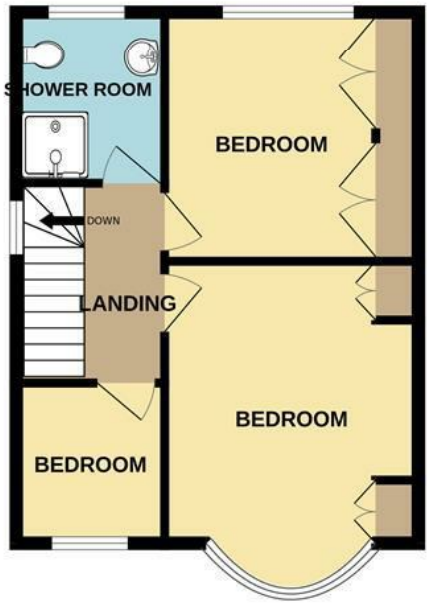
Lounge area 9'10" min 10'9" max x 12'1" (3.0 min 3.3 max x 3.7)

SAFE HOMES

GROUND FLOOR
694 sq.ft. (64.5 sq.m.) approx.



1ST FLOOR
414 sq.ft. (38.5 sq.m.) approx.



TOTAL FLOOR AREA : 1108 sq.ft. (103.0 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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Utility 4'11" x 8'10" (1.5 x 2.7)
Double glazed obscured window to the side, double glazed window to rear, double glazed door to the side, wall and base units with roll top surface over, space for washing machine, tumble dryer, fridge freezer, wash hand basin and central heating boiler.

First floor landing
Double glazed obscured window to the side, loft access, coving to ceiling, doors to three bedrooms and shower room.

Shower room
Double glazed obscured window to the rear, low level flush w.c., pedestal wash hand basin with mixer tap, vertical central heating towel rail, wall mounted blow heater and shower.

Bedroom one 9'10" x 13'1" min 15'5" max (3.0 x 4.0 min 4.7 max)
Double glazed bay window to front, central heating radiator, fitted wardrobes and picture rail.

Bedroom two 9'10" x 10'9" (3.0 x 3.3)
Double glazed window to the rear, central heating radiator, fitted wardrobes and picture rail.

Bedroom three 6'2" x 6'10" (1.9 x 2.1)
Double glazed window to front, vertical central heating radiator.

Rear garden
Slabbed patio area with slabbed steps via the feature pond to an astro turf area with a variety of patio areas and Wendy house, outhouse with double glazed window to rear, two double glazed windows to the side and 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 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.

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