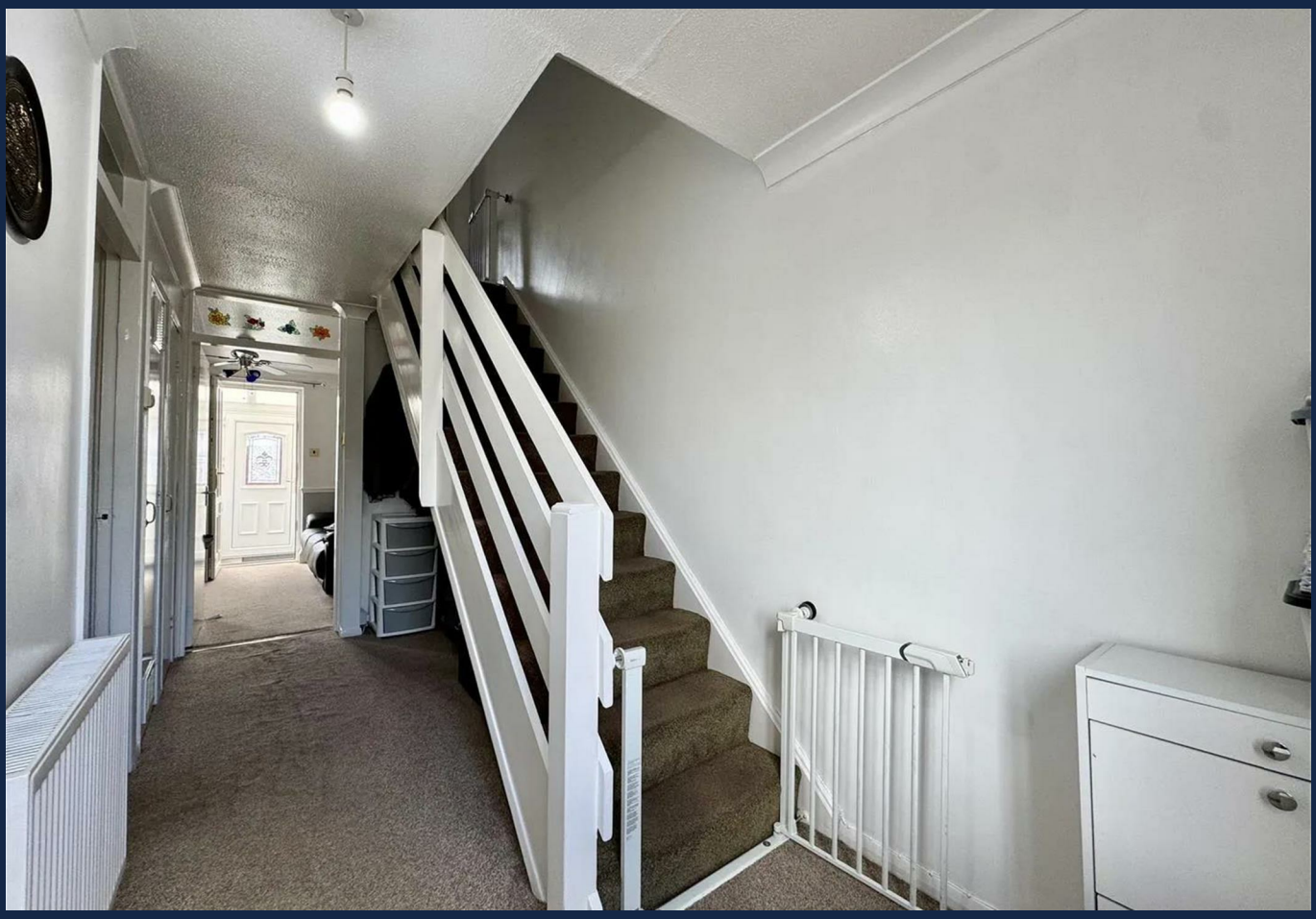
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FIND YOUR HOME



64 Halesowen Street
Rowley Regis,
West Midlands
B65 0HF

£260,000



Situated on Halesowen Street, this charming end terrace property occupies a generous plot and benefits from both front and rear gardens, along with off road parking. Offering three double bedrooms, the property is ideally located for access to a range of local amenities, with Sainsbury's and nearby bus routes within walking distance. Rowley Regis train station is also within easy reach, providing convenient transport links.

The property is accessed via New John Street, where a gated driveway leads to the rear of the property. The front garden can be accessed via a shared pathway with the neighbouring property and is predominantly paved, with a front door opening into the entrance porch. Internally, the ground floor comprises a spacious lounge, kitchen-diner, downstairs WC and entrance porch. To the first floor are three well-proportioned double bedrooms and a family bathroom. Externally, the rear garden is predominantly paved, creating a low-maintenance courtyard style space which also provides parking. The property's generous plot and practical outdoor space further enhance its appeal.

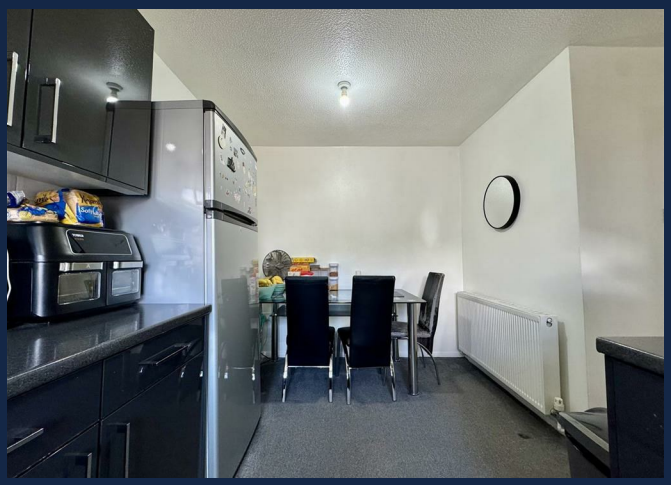
This delightful end terrace home offers well proportioned accommodation, excellent transport links and convenient access to local amenities. Early viewing is highly recommended to fully appreciate all that this property has to offer. JH 09/09/2026 EPC=D







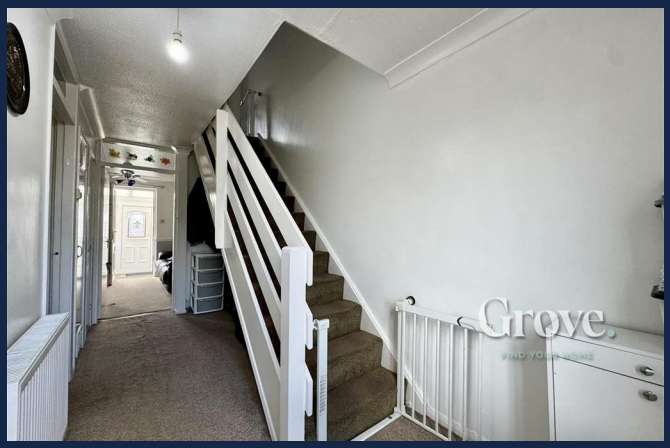










Approach
Via a slabbed frontage with double glazed obscured front door leading into entrance hall.

Entrance hall
Coving to ceiling, central heating radiator, doors to the lounge, kitchen, downstairs w.c. and two built in storage cupboards with one housing the fuse box.

Downstairs w.c.
Double glazed obscured window to rear, w.c. and corner wash hand basin.

Kitchen 15'5" x 8'6" (4.7 x 2.6)
Double glazed window to rear, central heating radiator, gloss wall and base units with roll top surface over and splashback tiling to walls, sink with mixer tap and drainer, oven with gas hob, extractor, space for under counter fridge, space for washing machine and fridge freezer.

Reception room 17'8" x 10'5" (5.4 x 3.2)
Double glazed window to rear, central heating radiator, coving to ceiling, dado rails, double glazed obscured door into rear porch.

Rear porch
Double glazed door to rear and double glazed windows to surround.





First floor landing
Loft access, coving to ceiling, doors into three bedrooms, bathroom and airing cupboard housing the central heating boiler.

Bedroom one 13'1" x 8'6" (4.0 x 2.6)
Double glazed window to rear, central heating radiator, coving to ceiling.

Bedroom two 13'1" x 8'6" (4.0 x 2.6)
Double glazed window to front, central heating radiator, coving to ceiling, double opening doors to built in wardrobe.

Bedroom three 8'10" x 9'6" (2.7 x 2.9)
Double glazed window to front, central heating radiator, coving to ceiling.

Bathroom
Double glazed obscured window to rear, vanity set with w.c. and wash hand basin, bath with electric shower over, central heating radiator.

Rear garden
Courtyard style garden with slabbed patio area, concrete area with double opening gates to the rear and shed.

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 B

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.

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