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FIND YOUR HOME

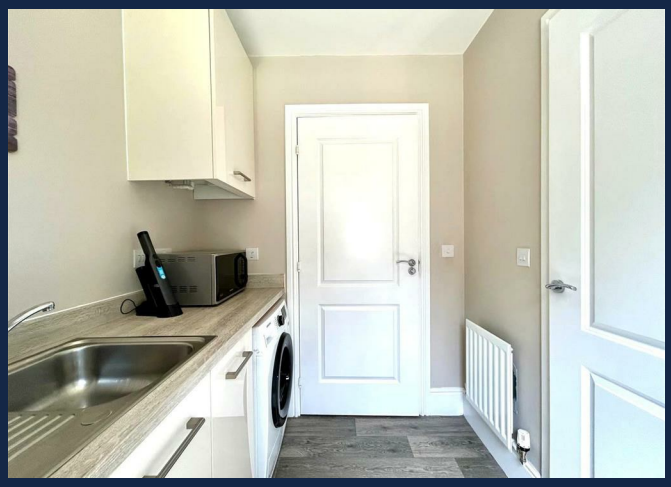
106 Bill Thomas Way
Rowley Regis,
West Midlands
B65 9AB

Offers Over £390,000

This beautifully presented, 2018 Redrow built detached home on Bill Thomas Way, Rowley Regis, offers a private rear aspect, quality finish throughout and generous parking. Situated in a friendly neighbourhood, this property is close to local amenities, schools and parks, making it an excellent choice for those looking to settle in a community.

The property comprises of a classic Redrow built, heritage style house to the front, with a tarmacadam driveway, side access via a gate and garage entrance. Inside the property, you are welcomed by an entrance hall that provides access to the reception room and stairs to the first floor. The kitchen-diner offers a modern open plan feel with double opening French doors into the well-maintained garden. The utility provides additional convenience, complimenting the kitchen with matching units. The utility offers doors into the garden and downstairs w.c.. The garage can be accessed internally via the pantry door, it is equipped with windows and carpet and currently being used as a games room. Upstairs are four well-proportioned bedrooms and a family bathroom. The en-suite shower room is allocated to the master bedroom. The garden boasts privacy due to trees behind, which is rare for properties of this age.

With its appealing features and prime location, this detached house on Bill Thomas Way is a wonderful opportunity for anyone looking to make a new home in Rowley Regis. JH 18/08/2026 V2 EPC=B



Approach
Via a tarmacadam driveway with grass lawn and a double glazed obscured door into entrance hall.

Entrance hall
Central heating radiator, stairs to first floor accommodation, door into the lounge.

Lounge 15'1" x 10'9" (4.6 x 3.3)
Double glazed window to the front, central heating radiator, feature panelling to the walls and a door into kitchen diner.

Kitchen diner 10'5" x 17'4" (3.2 x 5.3)
Double glazed window to the rear, double glazed French doors to the rear, central heating radiator, matching high gloss units with an integrated fridge freezer, one and a half bowl sink with mixer tap and drainer, integrated double oven, hob, extractor, door into the under stairs storage with entrance into the garage store and door to the utility.

Utility 6'2" x 7'2" (1.9 x 2.2)
Double glazed obscured window to the rear, central heating radiator, high gloss wall and base units, central heating boiler, space for washing machine and tumble dryer, door into the downstairs w.c.

Downstairs w.c.
Double glazed obscured window to the side, low level flush w.c., central heating radiator, wash hand basin with mixer tap.

Garage store 8'10" x 18'0" (2.7 x 5.5)
Currently being used as a games room with a double glazed window to the side, obscured window to the front and central heating radiator.

First floor landing
Has loft access, doors into the airing cupboard housing water tank, central heating radiator, doors to four bedrooms and bathroom.

Bedroom one 11'1" x 13'5" (3.4 x 4.1)
Double glazed window to front, central heating radiator, panelling to the walls, door into the en-suite.

En-suite
Double glazed obscured window to front, vertical central heating towel rail, low level flush w.c., vanity style wash hand basin with mixer tap.

Bedroom two 8'6" x 13'5" (2.6 x 4.1)
Double glazed window to rear, central heating radiator.

Bedroom three 6'10" min 9'6" max x 12'5" (2.1 min 2.9 max x 3.8)
Double glazed window to front, central heating radiator.

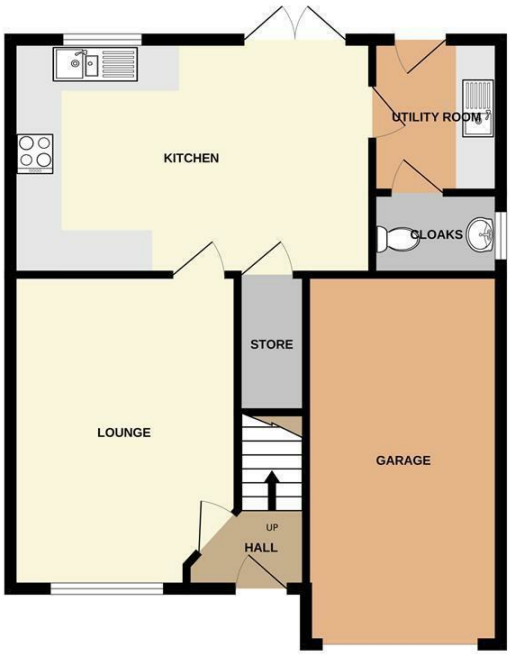
Bedroom four 8'2" x 12'5" (2.5 x 3.8)
Double glazed window to rear, central heating radiator.

Bathroom
Double glazed obscured window the rear, low level flush w.c., pedestal wash hand basin with mixer tap, vertical central heating towel rail, bath with shower over.

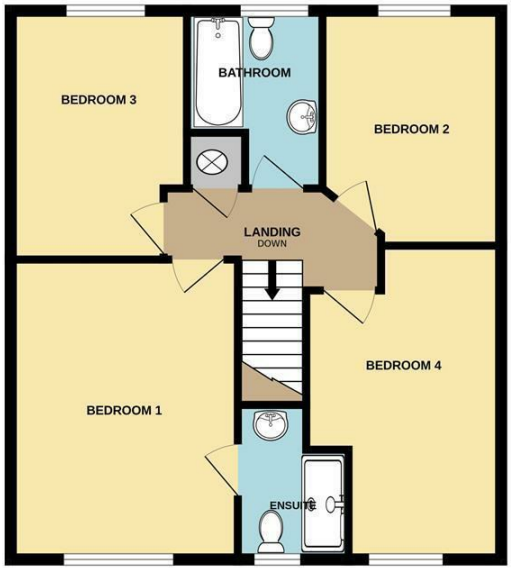
Rear garden
Having slabbed patio area with lawn, raised beds with a variety of mature shrubs.

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

GROUND FLOOR



1ST FLOOR



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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verification from their solicitor. We have been advised there may is a charge of approximately £193.00 per annum for common managed areas.

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 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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