

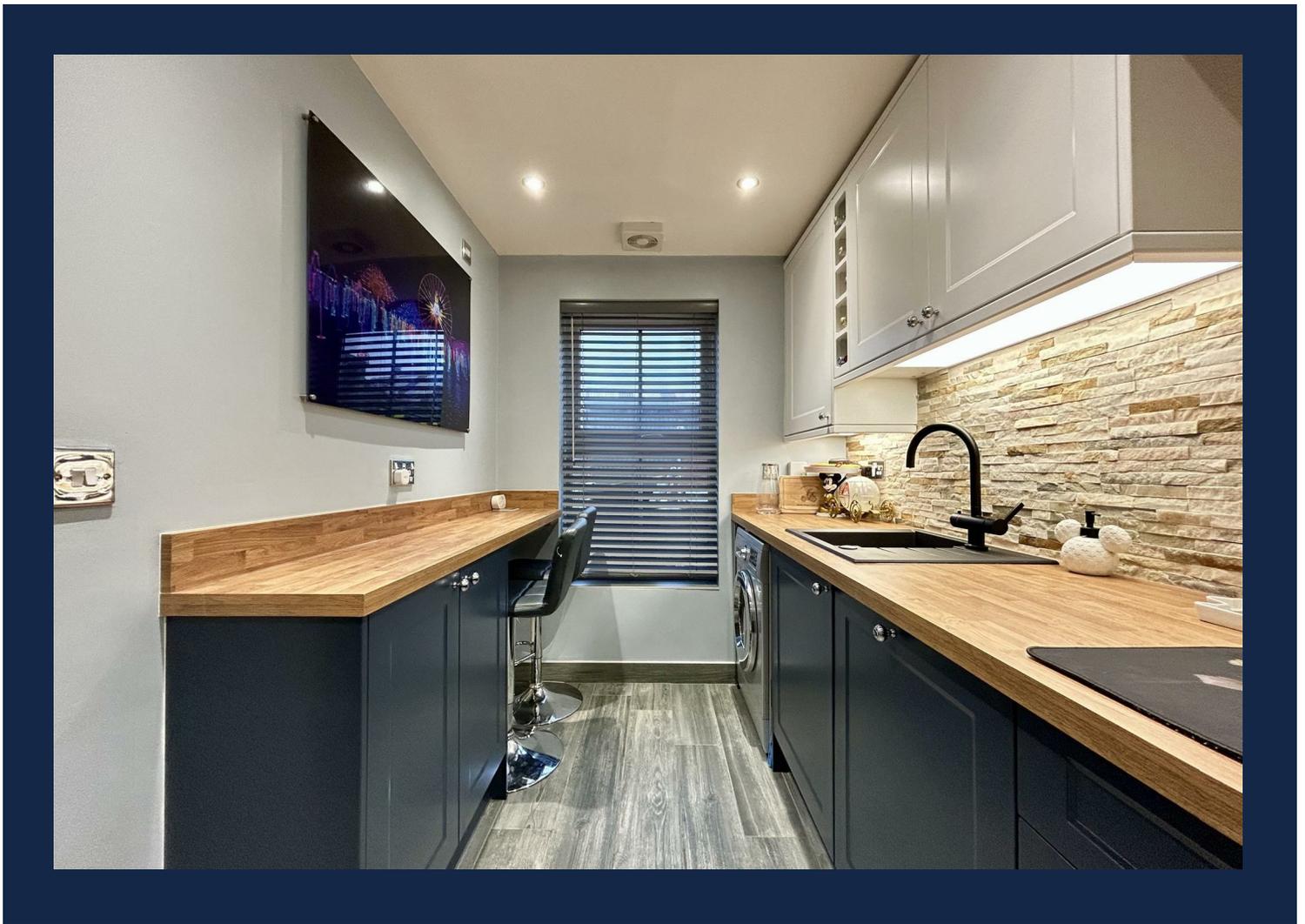
Grove.

FIND YOUR HOME



1 Ross
Rowley Regis,
B65 8BW

Offers In The Region Of £269,950



This three storey townhouse is located in a residential area with access to transport links including train lines to Birmingham from nearby Rowley Regis railway station. The property is also within reach of local green spaces including Leasowes Park and has a selection of well regarded schools.

The accommodation is arranged over three floors. The ground floor includes an entrance hall, downstairs WC, kitchen and lounge with doors opening onto the garden. The first floor provides two bedrooms and a family shower room, while the second floor is arranged as the master bedroom with a walk-in wardrobe and en-suite. The garden offers a patio and lawned area with a door into the detached garage. To the rear of the property, accessed via Alwin Road is a shared driveway with allocated parking space in front of the garage.

The layout and bedroom arrangement make the property suited to buyers looking for their first home, offering space across three floors along with parking and a rear garden. JH 06/03/2026 EPC=C







Approach

The approach consists of a walled frontage. Accessed via Alwin Road, to the rear of the property is parking including a garage and allocated parking space on a tarmac area.

Garage 17'4" x 8'2" (5.3m x 2.5m)

The garage has power, an up and over door and a door into the garden.

Entrance Hall

Accessed via a double glazed obscure front door, central heating radiator, stairs rising to the first floor, doors to the storage cupboard, downstairs WC, kitchen and lounge.

Downstairs WC

Double glazed window to the front, wash hand basin with mixer tap, low level WC, vertical heated towel rail.

Kitchen 12'9" x 5'10" (3.9 x 1.8)

Double glazed window to the front, central heating radiator, wall and base units in navy and cream with wood effect work surface and matching splashbacks and a breakfast bar to match, additional tiled splashbacks, single basin sink with mixer tap and drainer, space for washing machine, integrated oven and hob with Smeg extractor over, integrated microwave. and space for a fridge.









Lounge 16'4" x 13'1" (5.0 x 4.0)

Double glazed sliding patio doors with FENSA certificate dated 2019, central heating radiator, double opening doors to storage cupboard.

First Floor Landing

Central heating radiator, doors to two bedrooms and the family shower room.

Bedroom Three 9'10" in 11'5" ax x 13'1" (3.0min 3.5max x 4.0)

Double glazed window to the rear, ceiling light point with fan, central heating radiator.

Family Shower Room

Shower with screen., low level WC, wash hand basin with mixer tap, vertical heated towel rail.

Bedroom Two 11'0" ax 9'5" in x 13'3" (3.36max 2.88min x 4.05)

Two double glazed windows to the front, ceiling light point with fan, central heating radiator.

Second Floor Landing

Door to the master bedroom.

Master Bedroom 12'9" x 9'6" (3.9 x 2.9)

Double glazed window to the front, central heating radiator, ceiling light point with fan, storage cupboard housing the hot water tank and archway to walk in wardrobe.

Walk In Wardrobe 12'9" x 10'2" (3.9 x 3.11)

Double glazed skylight, fitted wardrobes and door to the en suite.

En Suite

Double glazed skylight, low level WC, vanity style wash hand basin with mixer tap, built in shower, vertical heated towel rail and storage cupboard.

Garden

Slabbed patio with stone chipping borders, steps to garage access., lawn and fenced boundaries.

Council Tax Banding

Tax Band is C

Freehold 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.

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.

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.

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