

Grove.

FIND YOUR HOME



2 Harper Close
Rowley Regis,
B65 0DP

Offers In Excess Of £130,000



This well-presented ground floor apartment is located within the desirable development of Harper Close in Rowley Regis. Offering allocated parking, communal gardens and move-in ready accommodation, it provides residents with a peaceful and comfortable living environment. Harper Close sits within a friendly neighbourhood and benefits from convenient access to local amenities, schools, and excellent transport links, making it ideal for those seeking both tranquillity and practicality.

The property also features an accessibility-friendly shower, a ground floor position, and a well-maintained garden included within the service charge. Together with the small community of just five other residents, this apartment offers a wonderful alternative to a bungalow for those looking to downsize or enjoy easier living.

The accommodation briefly comprises an entrance hall with fitted storage, a reception room with double doors leading into the fitted kitchen, two bedrooms with built-in storage, and a modern shower room.

Whether you are a first-time buyer or looking to downsize, this charming apartment presents a fantastic opportunity to enjoy a comfortable lifestyle in Rowley Regis. Early viewing is highly recommended to fully appreciate everything this lovely home has to offer. JH 10/03/2026 V2 EPC=C







Approach

Via communal driveway with visitors parking and one allocated parking space.

Entrance hall

With access to private front door giving access to private entrance hall.

Private entrance hall

Vertical central heating radiator, intercom system to communal door, coving to ceiling, doors into bathroom, lounge, two bedrooms and double opening doors to cloakroom housing the fuse box.

Lounge 17'4" x 11'5" (5.3 x 3.5)

Two double glazed windows to rear, double glazed window to side, two central heating radiators, feature fireplace with surround, double opening doors to kitchen.

Kitchen 10'2" x 6'2" (3.1 x 1.9)

Double glazed window to rear, matching wall and base units with square top wood effect surface over, splashback tiling to walls, integrated double oven, hob, extractor, sink with mixer tap and drainer, integrated washing machine, integrated half height fridge and freezer, integrated microwave, central heating boiler.

Bedroom two 8'10" x 13'9" (2.7 x 4.2)

Double glazed window to side, central heating radiator, coving to ceiling, storage cupboard.

Bedroom one 13'9" x 9'2" (4.2 x 2.8)

Double glazed bow window to front, central heating radiator, coving to ceiling, double opening doors into built in wardrobe/storage cupboard.

Shower room

Double glazed obscured window to front, vertical central heating towel rail, low level flush w.c., pedestal wash hand basin, shower with monsoon head over.

Communal garden

The communal garden is lawned with a slabbed drying area.

Tenure

Reference to the tenure of a property are based on information supplied by the seller. We are advised that the property is Leasehold with a share of the freehold, ground rent and other charges may be payable. A buyer is advised to obtain verification from their solicitor. We are advised that the length of the lease is 125 years from 1st October 2015. The service charge per annum and contribution to the sinking fund is £1,348.34.

Council Tax Banding

Tax Band is A

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.