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53 Doulton Road
Rowley Regis,
West Midlands
B65 8JE

Offers Over £265,000



Situated on the sought-after Doulton Road in Rowley Regis, this well-presented detached home offers an excellent opportunity for first-time buyers and growing families alike. Benefiting from a convenient location, the property is within easy reach of local amenities, reputable schools and excellent transport links, including Rowley Regis Train Station, while also enjoying close proximity to green open spaces such as Warren Hall Nature Reserve.

The property is approached via a driveway to the front, providing off-road parking and access to the entrance. Upon entering, the welcoming hallway leads to the lounge and staircase to the first floor. To the rear, the modern kitchen/diner provides an ideal space for everyday living and entertaining, featuring a breakfast bar and direct access to the garden. A separate utility room offers space for white goods, internal access to the garage, and the convenience of a ground-floor WC. Upstairs, the property comprises three well-proportioned bedrooms and a family bathroom. Externally, the rear garden has been designed for low-maintenance living, with a combination of paved patio and decorative stone chippings, creating an attractive outdoor space to enjoy throughout the year.

Combining practical living accommodation with a desirable location, this fantastic detached home presents a wonderful opportunity to become part of a friendly and established community. Early viewing is highly recommended. JH 2/11/26 V3 EPC=D




















Approach
Via a tarmacadam driveway with double glazed obscured door into the entrance hall.

Entrance hall
Stairs to first floor accommodation, door into the lounge.

Lounge 13'5" x 9'10" min 11'9" max (4.1 x 3.0 min 3.6 max)
Double glazed window to front, central heating radiator, feature fireplace with surround, door into kitchen diner.

Kitchen diner 11'1" x 15'1" (3.4 x 4.6)
Double glazed window to rear, double glazed French doors to rear, central heating radiator, matching wall and base units, breakfast bar, square top marble effect surface over, splashback tiling to walls, integrated oven, gas hob, extractor, sink with mixer tap and drainer, door to under stairs storage cupboard, door into the utility.

Utility 5'6" min 11'1" max x 4'3" min 7'10" max (1.7 min 3.4 max x 1.3 min 2.4 max)
Obscured window and obscured door to rear garden, base units with marble effect square top surface over, space for washing machine, door into the downstairs w.c. and internal access to garage.

Downstairs w.c.
Low level flush w.c.

First floor landing
Loft access, double glazed obscured window to side.







Bedroom one 8'10" x 10'5" min 15'1" max (2.7 x 3.2 min 4.6 max)
Double glazed window to front, central heating radiator.

Bedroom two 8'10" x 8'10" (2.7 x 2.7)
Double glazed window to rear, central heating radiator.

Bedroom three 11'1" x 5'10" (3.4 x 1.8)
Double glazed window to rear, central heating radiator.

Bathroom
Double glazed obscured window to side, vertical central heating radiator, pedestal wash hand basin with mixer tap, low level flush w.c., bath with monsoon head over.

Rear courtyard garden
Slabbed patio area and a further slabbed patio area with stone chipping borders, raised decked area and greenhouse.

Garage 7'10" x 14'9" (2.4 x 4.5)
Double opening doors to front, housing fuse box, gas and electric meters.

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

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

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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.

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