

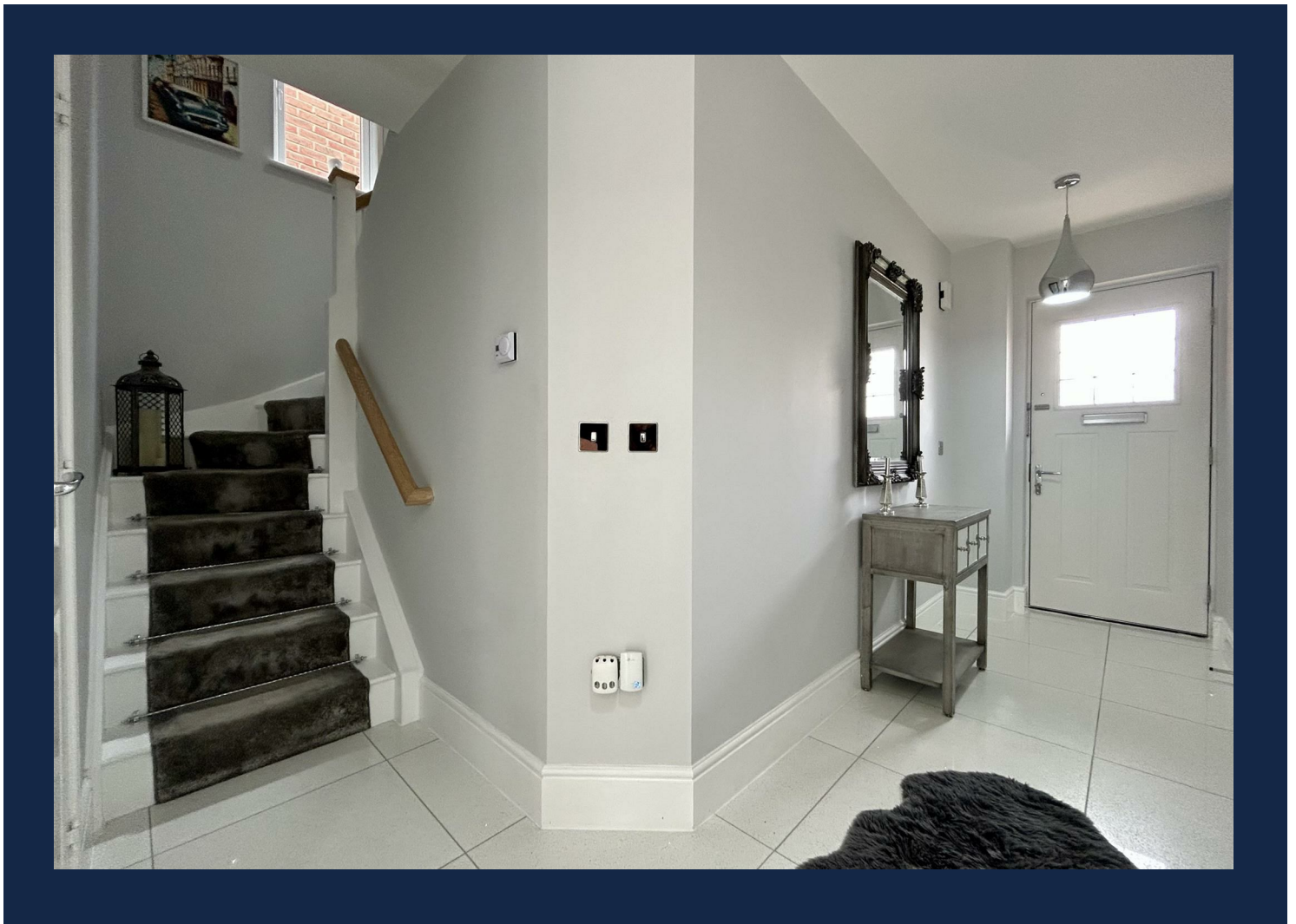
Grove.

FIND YOUR HOME



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

Offers Over £400,000



This beautifully presented, 2018 Redrow built detached home on Bill Thomas Way, 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 tarmac driveway, side access via a gate and garage entrance. Inside the property you are welcomed by an L shaped entrance hall that provides access to the reception room, kitchen diner and stairs to the first floor. The kitchen diner offers a modern open plan feel with double opening French doors into the maintained garden. The utility provides additional convenience complimenting the kitchen with matching units and offers doors into the garden and downstairs w.c. Upstairs are four well proportioned bedrooms and a family bathroom. The en-suite shower room can be reached via the master bedroom. The garden boasts privacy due to green land 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 14/07/2026 EPC=B







Approach

Via a tarmac driveway with lawn to the front, access to garage and access to double glazed obscured front door giving access to:

Entrance hall

Stairs to first floor accommodation, door to cloakroom, central heating radiator, further doors into front lounge and open plan kitchen diner.

Lounge 10'9" x 16'4" (3.3 x 5.0)

Double glazed window to the front and central heating radiator.

Kitchen diner 7'10" min 10'9" max x 18'8" (2.4 min 3.3 max x 5.7)

Double glazed window to rear, double glazed sliding patio door to rear, central heating radiator, gloss wall and base units with square top surface over, splashbacks to match, integrated double oven, integrated gas hob, extractor, one and a half bowl sink with mixer tap and drainer, integrated fridge freezer, door to utility.

Utility 5'10" x 6'6" (1.8 x 2.0)

Double glazed obscured door to rear, central heating radiator, wall and base units with work surface over, splashbacks, space for washing machine and tumble dryer, door into downstairs w.c., central heating boiler.

Downstairs w.c.

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

First floor landing

Double glazed window to side, doors into storage cupboard housing central heating boiler, four bedrooms and family bathroom.









GROUND FLOOR



1ST FLOOR



While 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.
Made with floorplan 12/2026

Bedroom one 9'6" x 16'8" (2.9 x 5.1)

Double glazed window, central heating radiator, door into the en-suite.

En-suite

Double walk in shower cubicle, wash hand basin with mixer tap, low level flush w.c., central heating radiator, double glazed window.

Bedroom two 8'6" x 12'9" (2.6 x 3.9)

Double glazed window to rear, central heating radiator.

Bedroom three 9'2" x 9'10" (2.8 x 3.0)

Double glazed window to rear, central heating radiator.

Bedroom four 10'5" x 7'6" (3.2 x 2.3)

Double glazed window to front, central heating radiator.

Family bathroom

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

Rear garden

Slabbed patio area, lawn with raised decked area with stone chipping borders with a variety of shrubs.

Garage 17'4" x 10'5" (5.3 x 3.2)

Double opening doors to front, Rolec EV charger, fuse box and power.

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. We are advised that there is an annual maintenance/service charge of £193.00.

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 your 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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