

Grove.

FIND YOUR HOME



24 Mayfield Crescent
Rowley Regis,
West Midlands
B65 8HU

Offers In The Region Of £145,000



On Mayfield Crescent, Rowley Regis, this terraced home presents an excellent opportunity for both first-time buyers and investors seeking a buy-to-let. The property comprises of a front lawn, shared access into the garden, entrance porch and hall, kitchen, utility, store/study, through reception rooms, two bedrooms and a family bathroom. The garden is over three tiers, with patio, lawn and a garage with access via a right of way.

Whether you are looking to get on the property ladder or invest , this property is sure to impress with its charm and practicality.

Construction - Non standard construction with a House Structural Refurbishment completion from Feb 1992. Previously None standard construction, seller has since changed to Brick. JH 12/11/2025 V1 EPC=C







Approach

Via a shared slabbed pathway leading to front door, lawn area, shared side access to rear garden.

Porch

Double glazed door, double glazed obscured windows to surround, further double glazed obscured door into entrance hall.

Entrance hall

Central heating radiator, coving to ceiling, stairs to first floor accommodation, cupboard housing fuse box and electric meter, door to kitchen and reception room.

Through reception room 11'9" max 9'2" min x 20'11" (3.6 max 2.8 min x 6.4)

Double glazed bow window to front, double glazed window to rear, two central heating radiators, coving to ceiling, feature fire with surround.

Kitchen 8'6" x 10'5" (2.6 x 3.2)

Double glazed window and double glazed obscured door into utility, central heating radiator, coving to ceiling, electric storage heater, wooden wall and base units with work surface over, splashback tiling to walls, oven, hob, extractor, sink with mixer tap and drainer.





Utility 9'2" x 6'10" (2.8 x 2.1)

Double glazed obscured door to side, two double glazed windows to side and double glazed window to rear, wall and base units with wood effect surface over, space for white goods and door to store/study.

Store/study 7'10" x 5'2" (2.4 x 1.6)

Double glazed window to rear, double glazed window to side.

First floor landing

Loft access with ladder, doors to shower room and bedrooms.

Shower room

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

Bedroom one 14'9" x 9'2" (4.5 x 2.8)

Two double glazed windows to front, central heating radiator, coving to ceiling, fitted wardrobes, door to storage cupboard.

Bedroom two 11'5" x 13'9" (3.5 x 4.2)

Double glazed window to rear, central heating radiator, fitted wardrobes, coving to ceiling.

Rear garden

Slabbed patio and pathway through the lawn, variety of shrubs, further slabbed steps to patio and garage, double opening gate to shared/public right of way.

Garage 8'10" x 18'0" (2.7 x 5.5)

Has up and over door, two double glazed obscured windows to front 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.

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 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.

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.