

Grove.

FIND YOUR HOME



36 Crendon Road
Rowley Regis,
West Midlands
B65 8LE

Offers In The Region Of £220,000



On Crendon Road in Rowley Regis, this semi-detached home presents an excellent opportunity for buyers looking to put their own stamp on a property. Set within a friendly neighbourhood, the location offers a strong sense of community while remaining conveniently close to local amenities, reputable schools, and excellent transport links.

To the front, the property benefits from a driveway and garage, bordered by a well-kept lawn. The entrance door opens into a porch and welcoming hallway, providing access to a spacious through reception room and the kitchen. The kitchen is fitted with durable units and includes useful understairs storage/pantry space. From here, there is access to a separate utility area and internal entry into the garage, adding to the home's practicality. Upstairs, the property offers three well-proportioned bedrooms and a family bathroom. The rear garden is mainly laid to lawn with a patio area and a shed, creating an ideal setting for outdoor relaxation or entertaining. The garden also enjoys a good degree of privacy, with mature hedging to the rear ensuring it is not overlooked.

In summary, this semi-detached house represents a fantastic opportunity to create a beautiful home in a sought-after area. With generous bedrooms, an inviting reception space, private garden and convenient parking, this is a property not to be missed. Arrange a viewing to fully appreciate the potential this charming home has to offer. JH 26/02/2026 V1 EPC=D







Approach

Via slabbed driveway and steps, lawn area, double glazed door to entrance porch.

Entrance porch

Window and door into entrance hall.

Entrance hall

Central heating radiator, stairs to first floor accommodation, dado rail, coving to ceiling, ceiling rose, doors to reception room and kitchen.

Through reception room 9'2" min 12'1" max x 23'11" (2.8 min 3.7 max x 7.3)

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

Kitchen 11'1" max 8'2" min x 8'10" (3.4 max 2.5 min x 2.7)

Double glazed window to rear, central heating radiator, wooden wall and base units with roll top surface over, splashback tiling to walls, door into under stairs storage/pantry with window to garage and housing the fuse box, glass door into the utility.

Utility 12'1" x 7'10" (3.7 x 2.4)

Obscured window to side, window to rear, obscured door to rear, surface over and space for white goods, window into garage, sliding door to garage.







First floor landing

Loft access, double glazed obscured window to the side, doors to three bedrooms and bathroom.

Bathroom

Obscured window to rear, pedestal wash hand basin with mixer tap, central heating radiator, cupboard housing central heating boiler, bath with electric shower over, low level flush w.c.

Bedroom two 11'5" x 11'9" (3.5 x 3.6)

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

Bedroom one 12'1" x 12'1" (3.7 x 3.7)

Double glazed window to front, central heating radiator, coving to ceiling.

Bedroom three 8'2" x 6'2" (2.5 x 1.9)

Double glazed window to front, central heating radiator.

Rear garden

Slabbed patio with steps up to the lawn, pathway

leads through lawn to further patio with raised beds and space for shed.

Garage 7'10" x 15'8" (2.4 x 4.8)

Double opening doors to front, window to utility and sliding door, gas meter 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 C

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.

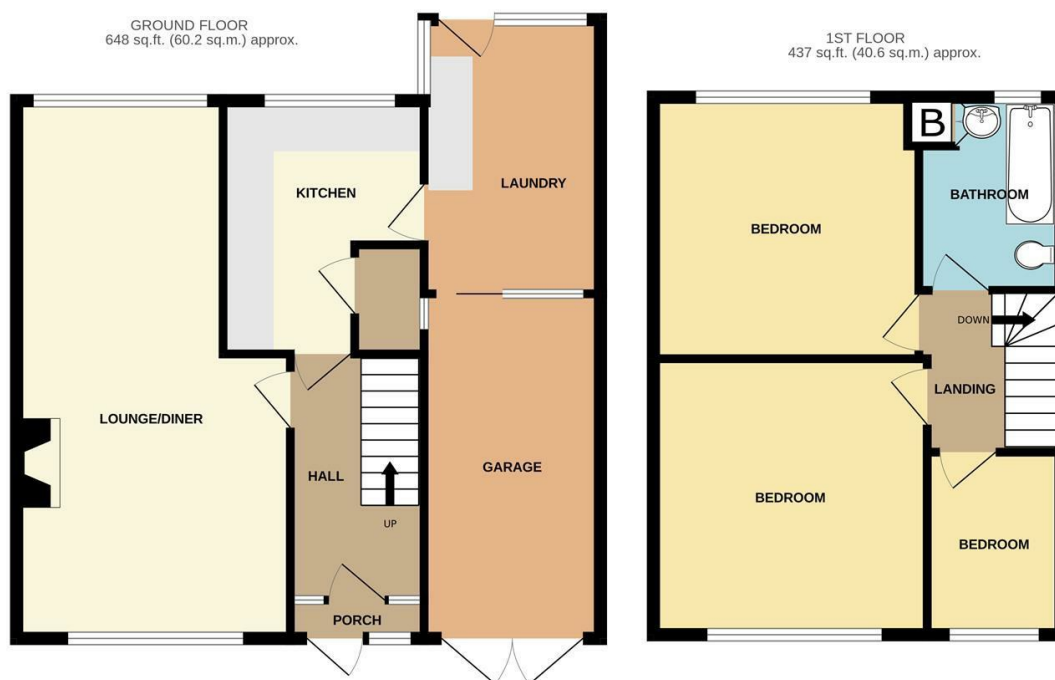
Referral Fees

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.



TOTAL FLOOR AREA : 1085 sq.ft. (100.8 sq.m.) approx.

Whilst 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.
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