

Grove.

FIND YOUR HOME



15 Mincing Lane
Rowley Regis,
West Midlands
B65 9QD

Offers Over £210,000

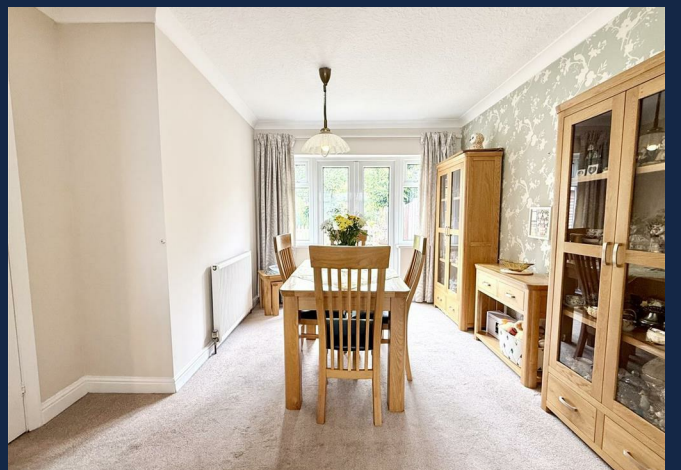


A truly impressive extended 3 bedroomed semi detached property situated in a highly popular area of Rowley Regis. This property is ideal for families looking to put their own stamp to a delightful family home. Mincing Lane is well placed for access to the motorway and other transport links, near to an abundance of local shops and amenities, and in close proximity to popular local schools.

The layout in brief comprises of Entrance Porch, hallway with pantry, a front living area with feature fireplace, opening through to the dining area with patio door leading out to rear garden, a rear facing modern kitchen with side store offering additional storage and rear access through to garden. Heading upstairs is a pleasant landing, two good sized double bedrooms, the main bedroom offering ample built-in wardrobes, a third bedroom, and the house bathroom with separate bath and shower units.

Externally the property offers off road parking to front with mature front garden. at the rear of the property is an impressive mature garden with paved seating near to property, space for sheds, and additional paving at the base of the garden.







Approach

Paved driveway with block paved edging, front garden with brick walled and rails, access via step into porch.

Porch

Double glazed windows to surround, tiled flooring and internal lighting, double glazed door into entrance hall.

Side store 3'11" x 14'9" (1.2 x 4.5)

Double glazed door, access to rear of the property, two double glazed skylights, two ceiling light points, central heating boiler, base unit, stone effect work top, vinyl flooring and access to the kitchen.

Entrance hall

Double glazed obscured window to side, two ceiling light points, stairs to first floor accommodation, central heating radiator and pantry.

Lounge area 11'1" x 13'5" (3.4 x 4.1)

Double glazed window to front, ceiling light, coving to ceiling, central heating radiator, feature fireplace housing a gas fire with surround and hearth.

Dining area 11'1" max 9'2" min x 11'1" (3.4 max 2.8 min x 3.4)

Double glazed patio door to rear garden with double glazed windows to either side, ceiling light, coving to ceiling, central heating radiator.









Kitchen 5'10" min 7'10" max x 10'2" (1.8 min 2.4 max x 3.1)

Double glazed window to rear, ceiling light point, coving to ceiling, range of wall and base units, stone effect work top, stainless steel sink and drainer, space for washing machine, built in oven, four ring gas hob, oven, built in fridge freezer, extractor, tiled walls, built in slim line dishwasher, vinyl tiled flooring, central heating radiator.

First floor landing

Double glazed obscured window to side, ceiling light point.

Bedroom one 11'1" into wardrobe x 13'9" into bay (3.4 into wardrobe x 4.2 into bay)

Double glazed bay window to front, ceiling light point, coving to ceiling, built in storage, central heating radiator, wooden flooring.

Bedroom two 11'1" x 11'1" (3.4 x 3.4)

Double glazed window to rear, ceiling light point, coving to ceiling, range of built in wardrobes, central heating radiator.

Bedroom three 5'10" x 6'2" (1.8 x 1.9)

Double glazed window to front, ceiling light point, loft access hatch, central heating radiator.

Bathroom

Double glazed window to rear, tiled walls, ceiling light point, extractor, bath with shower and separate shower cubicle, low level flush w.c., wash hand basin, central heating towel radiator, wood effect laminate flooring.

Rear garden

Paved seating area, step to further gravelled seating area, space for shed, fence to main garden with footpath running down, mature borders, raised beds, to the bottom of the garden is a further paved area with space for shed.

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 B

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.

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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.

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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