

Grove.

FIND YOUR HOME



12 Dovey Grove
Rowley Regis,
West Midlands
B65 8BT

Offers In The Region Of £160,000



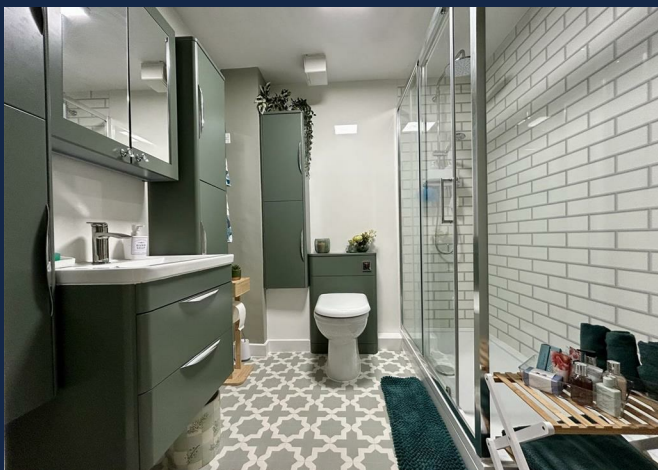
WHEN IS A FLAT NOT A FLAT?

When it's this fabulous ground floor apartment, offering all the convenience of single level living with the added bonus of a wonderful private garden. An ideal opportunity for those looking to downsize from a larger home without giving up the pleasure of having their own outdoor space.

Immaculately maintained by the current owner, the property is the very definition of "move in ready." A private entrance opens into a welcoming reception hall, leading to a superb lounge with French doors opening onto the rear garden. There are also two well-proportioned bedrooms, a contemporary kitchen and a stylish bathroom, creating a comfortable and highly appealing home. Outside, the property continues to impress, with a private garden, allocated parking and additional visitor parking.

An individual property offering a rare combination of easy single level living and private outdoor space. Early viewing is highly recommended to fully appreciate what this wonderful home has to offer. Leasehold. EPC=B JH 25/09/2026







Approach

Via double glazed obscured door into entrance hall.

Entrance hall

Central heating radiator, two storage cupboards, one housing the fuse box, doors to kitchen, lounge, diner, two bedrooms and shower room.

Kitchen 10'5" x 6'6" (3.2 x 2.0)

Double glazed window to front, central heating radiator, gloss wall and base units with square top surface over, splashbacks, integrated oven, hob, extractor, space for washing machine, one and a half bowl sink with mixer tap and drainer, space for fridge freezer, central heating boiler.

Lounge diner 11'1" x 16'8" (3.4 x 5.1)

Double glazed French doors to rear garden, central heating radiator, coving to ceiling.

Bedroom one 10'5" x 11'1" (3.2 x 3.4)

Double glazed window, central heating radiator, fitted wardrobes.

Bedroom two 7'6" x 10'2" (2.3 x 3.1)

Double glazed window to rear, central heating radiator.

Shower room

Vertical electric towel rail, wash hand basin with mixer tap, low level flush w.c., shower with monsoon head over, four fitted storage cupboards.

Garden

Slabbed patio area, artificial lawn, gated side access.

Parking

There is one allocated parking space to the property.

Tenure

Reference to the tenure of a property are based on information supplied by the seller. We are advised that the property is Leasehold, ground rent and other charges may be payable. A buyer is advised to obtain verification from their solicitor. We are advised that the length of lease is 125 years from 11th January 2005. There is a ground rent of £75.00 paid half yearly. We are advised there is a service charge of £724.93 paid half yearly.

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 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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