

# Grove.

FIND YOUR HOME



88 Glaslyn Avenue  
Rowley Regis,  
West Midlands  
B65 8EG

Offers Over £240,000



BEING OFFERED WITH NO UPWARD CHAIN!

A well presented and spacious terraced town house located on a popular development in Rowley Regis. Glaslyn Avenue is well placed for access to local shops and amenities, good transport links and close to popular local schools.

The layout in brief comprises of entrance hall, ground floor w.c., a front facing kitchen and a rear facing lounge/diner. Heading up to the first floor are two good sized double bedrooms and the house bathroom. To the top floor is the main bedrooms which benefits from an en-suite shower room.

Externally the property offers one allocated parking space and a rear access gate. At the rear of the property is a low maintenance landscape garden ideal for a young family. AF 15/12/25 V4 EPC=C







## Approach

Via slatted foot path leading to composite front door leading to entrance hall.

## Entrance hall

Ceiling light point, central heating radiator, stairs to first floor accommodation, access to ground floor w.c., lounge and kitchen, wood effect laminate flooring.

## Ground floor w.c.

Ceiling light point, extractor, wash hand basin, low level w.c., tiled splashbacks, central heating radiator, wood effect laminate flooring.

## Kitchen 5'11" x 11'6" (1.8 x 3.5)

Double glazed window to front, ceiling light point, range of wall and base units with wood effect work surface over, stainless steel sink and drainer, four ring burner with splashback and extractor, electric oven, space for dishwasher and washing machine and fridge freezer, wood effect laminate flooring.

## Lounge 9'6" min 13'1" max x 10'10" min 15'5" max (2.9 min 4.0 max x 3.3 min 4.7 max)

Double glazed French doors leading to rear garden with double glazed windows to either side, two ceiling light points, two central heating radiators, storage cupboard under stairs, wood effect laminate flooring.

## First floor landing

Giving access to:

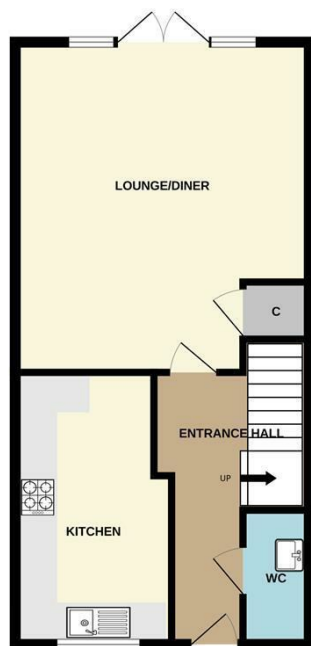




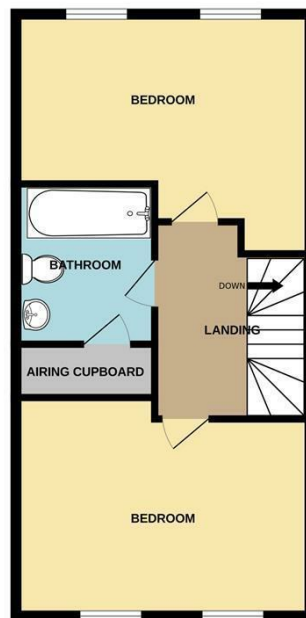




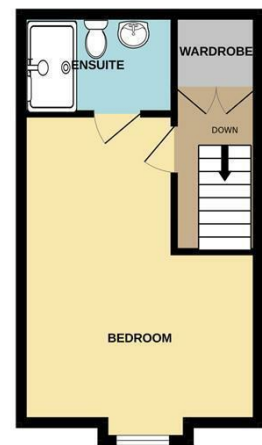
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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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Bedroom two 13'1" x 8'2" min 11'2" max (4.0 x 2.5 min 3.4 max)

Two double glazed windows to rear, ceiling light point, central heating radiator, wood effect laminate flooring.

#### House bathroom

Ceiling light point and extractor, shower cubicle, part tiled walls, low level w.c., wash hand basin, central heating radiator, wood effect laminate flooring, airing cupboard.

Bedroom three 13'1" x 9'6" max 6'7" min (4.0 x 2.9 max 2.0 min)

Ceiling light point, double glazed window to front, central heating radiator.

#### Second floor landing

Storage cupboard, ceiling light point, access to master bedroom.

Master bedroom suite 12'10" min 16'1" max x 13'1" (3.9 min 4.9 max x 4.0)

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

#### En-suite

Velux window, double shower cubicle, tiled surrounds, ceiling light point, extractor, low level w.c., wash hand basin, tiled splashbacks, central heating radiator, wood effect vinyl flooring.

#### Rear garden

Paved seating area, lawn area with a mature border, staggered footpath leading to a raised decked area and further landscaped sleeper area to the rear, rear access gate to parking.

#### Parking

There is also an allocated parking area to the rear.

#### 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. There is a charge of £150.00 every six months for the maintenance of the area.

There is a £40.00 yearly charge (this is for 1 allocated parking space)

#### Council Tax Banding

Tax Band is C

#### 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.

#### 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. In the absence of being able to provide appropriate physical copies of the above, Grove Properties Group reserves the right to obtain electronic verification.

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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, equipment, fixtures or fittings and so cannot verify they are in working order for fit for their purpose. The buyers are advised to obtain verification from their own solicitor or surveyor.