

# Grove.

FIND YOUR HOME



61 Ross Heights  
Rowley Regis,  
West Midlands  
B65 8DW

Offers In The Region Of £289,950





Situated at the end of a quiet cul-de-sac in the highly regarded Ross Heights area of Rowley Regis, this well-appointed semi-detached residence presents an exceptional opportunity for families seeking both space and convenience. The location offers a desirable combination of suburban tranquillity and easy access to a range of local amenities, including reputable schools, parks, and everyday shopping facilities—making it an ideal setting for modern family living.

The property features a block-paved driveway and integral garage, providing ample off-road parking. Internally, the accommodation comprises two generous reception rooms, a well-equipped kitchen, three bedrooms, and a contemporary family bathroom—all arranged to offer both comfort and functionality. To the rear, the property benefits from a tiered garden enjoying far-reaching views—an attractive and versatile outdoor space perfect for both relaxation and entertaining.

This is a superb opportunity to acquire a spacious and well-presented family home in a sought-after residential location. JH 22/07/2025 V1 EPC=D













#### Approach

Via block paved driveway with raised block paved borders leading to double glazed obscured front door into entrance hall/front reception room.

Front reception room 15'8" max x 10'9" max (4.8 max x 3.3 max)

Two central heating radiators, double glazed bow window to front, stairs to first floor accommodation, glass door into rear reception room.

Rear reception room 11'5" x 15'8" (3.5 x 4.8)

Double glazed French doors to rear, double glazed windows to each side, central heating radiator, electric fire with wooden surround, door to kitchen.

Kitchen 7'2" x 15'8" (2.2 x 4.8)

Double glazed window to front, vertical central heating radiator, wall and base units with square top surface over, splashback tiling to walls, sink with mixer tap and drainer, integrated oven, gas hob, extractor, inset ceiling light points, space for washing machine, double glazed obscured door to veranda.

#### Veranda

Door to rear and front.

















First floor landing

Loft access, airing cupboard, doors radiating to bedrooms and bathroom.

Bedroom one 10'9" x 11'5" (3.3 x 3.5)

Double glazed window to rear, central heating radiator.

Bedroom two 7'6" x 12'1" (2.3 x 3.7)

Double glazed window to front, central heating radiator, open storage cupboard.

Bedroom three 10'9" x 7'2" (3.3 x 2.2)

Double glazed window to rear, central heating radiator.

Bathroom

Double glazed obscured window to front, vertical central heating towel rail, vanity unit with low level w.c., vanity wash hand basin with mixer tap, P shaped bath with shower over, complementary tiling to walls.

Garage 8'6" max 7'10" min x 15'8" (2.6 max 2.4 min x 4.8)

Up and over door to front, power, fuse box, meters, central heating boiler, work surface with space under for fridge and freezer.

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

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.

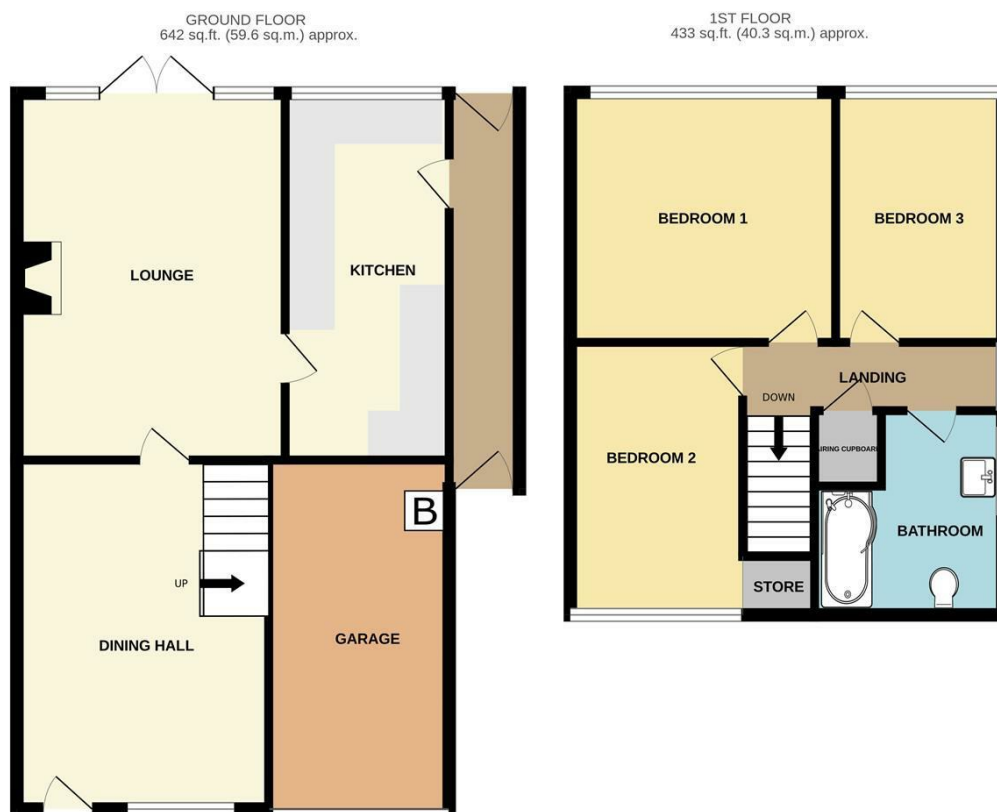
#### Referral Fees

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 : 1075 sq.ft. (99.9 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.  
Made with Metropix ©2025

**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.