

# Grove.

FIND YOUR HOME



133 Ross  
Rowley Regis,  
West Midlands  
B65 8DZ

Asking Price £225,000



On Ross in Rowley Regis, this charming semi-detached home presents an excellent opportunity for those seeking a comfortable and welcoming property. The area is well regarded for its pleasant residential setting, with convenient local amenities including Rowley Regis train station, nearby schools, and Britannia Park just moments away.

The property benefits from a hedge-lined frontage and a driveway, along with side access leading to the garden. An entrance porch provides access into the reception room, which features stairs to the first floor and a doorway into the kitchen diner. Upstairs, the home offers two well-proportioned bedrooms and a family bathroom. The garden is a standout feature, being particularly spacious due to the property's end-plot position.

In summary, this semi-detached house on Ross, Rowley Regis, represents a wonderful opportunity for first-time buyers. JH 05/05/2026 EPC=C







#### Approach

Via a shared tarmac driveway, slabbed pathway via a stone chipping area to the front door leading into entrance porch.

#### Porch

Double glazed obscured window to the side, fuse box and glass door into reception room.

#### Reception room 15'1" x 11'5" (4.6 x 3.5)

Double glazed bow window to front, two central heating radiators, coving to ceiling, stairs to first floor accommodation, door into under stairs storage and glass door to kitchen.

#### Kitchen 9'2" x 11'5" (2.8 x 3.5)

Double glazed door and window to rear, central heating radiator, wall and base units with roll top wood effect surface over, splashback tiling to walls, space for under counter fridge and freezer, integrated oven, gas hob, extractor, one and a half bowl sink with mixer tap and drainer, space for washing machine, central heating boiler.

#### First floor landing

Having loft access and doors into bedrooms and bathroom.

#### Bedroom one 9'10" x 11'5" (3.0 x 3.5)

Two double glazed windows to front, central heating radiator, feature panelling.



Bedroom two 9'2" x 11'5" (2.8 x 3.5)  
Double glazed window to rear, central heating radiator.

Bathroom  
Double glazed obscured window to side, vertical central heating towel rail, w.c, pedestal wash hand basin, bath with shower over and storage cupboard.

Garden  
Patio area with sleeper border and lawn with access to front via side passage.

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. We have been advised that there is a sinking fund for the driveway.

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.

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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