

Grove.

FIND YOUR HOME



41 Sidaway Close
Rowley Regis,
West Midlands
B65 9SJ

Offers In The Region Of £240,000



At the end of the quiet Sidaway Close, Rowley Regis, this delightful semi detached house presents an excellent opportunity for first time buyers and small families looking for move in ready accommodation. The location of Sidaway Close is within reach of local amenities and train links into Birmingham from Rowley Regis Train Station into Birmingham. This makes it an attractive option for commuters.

The property itself offers an extensive frontage with driveway and lawn. Double opening gates provide side access into the garden courtyard. Inside the property is an entrance hall, front facing lounge, modern kitchen with Quartz surfaces and integrated appliances. Upstairs are two bedrooms and a family shower room

With its two bedrooms, inviting reception room, and ample parking, it is a property that promises comfort and convenience in equal measure. Do not miss the chance to make this lovely house your new home. JH 21/09/2026







Approach

Via a tarmacadam driveway with lawn to the side and access into the property via a double glazed obscured front door leading into;

Entrance hall

Fuse box mounted to wall, vertical central heating radiator, stairs rising to first floor and door leading to;

Lounge 9'7" x 13'8" (2.93 x 4.17)

Double glazed window to front, central heating radiator and door leading into;

Kitchen 7'8" x 13'2" (2.35 x 4.03)

Two double glazed windows to the rear, double glazed obscured door to the side, vertical central heating radiator, matching wall and base units with a square top quartz surface over and splashbacks and window sills to match, integrated fridge/freezer, integrated oven, integrated washing machine and integrated slim line dishwasher, inset stainless sink with mixer tap, integrated hob with extractor over, inset ceiling light points, door to under stairs storage housing separate fuse box for kitchen and boiler.

Landing

Double glazed obscured window to the side, loft access and doors leading into;







Shower room

Double glazed obscured window to the rear, vertical central heating towel rail, vanity style wash hand basin with mixer tap, low level flush w.c. shower with monsoon head over.

Bedroom one 12'4" x 10'3" (3.77 x 3.14)

Two double glazed windows to the front, central heating radiator and door to built in wardrobe.

Bedroom two 7'2" x 9'1" (2.19 x 2.77)

Double glazed window to the rear and central heating radiator.

Garden

Lawned garden with slabbed patio and stone chipping area at the rear with a tree.

Freehold 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 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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