

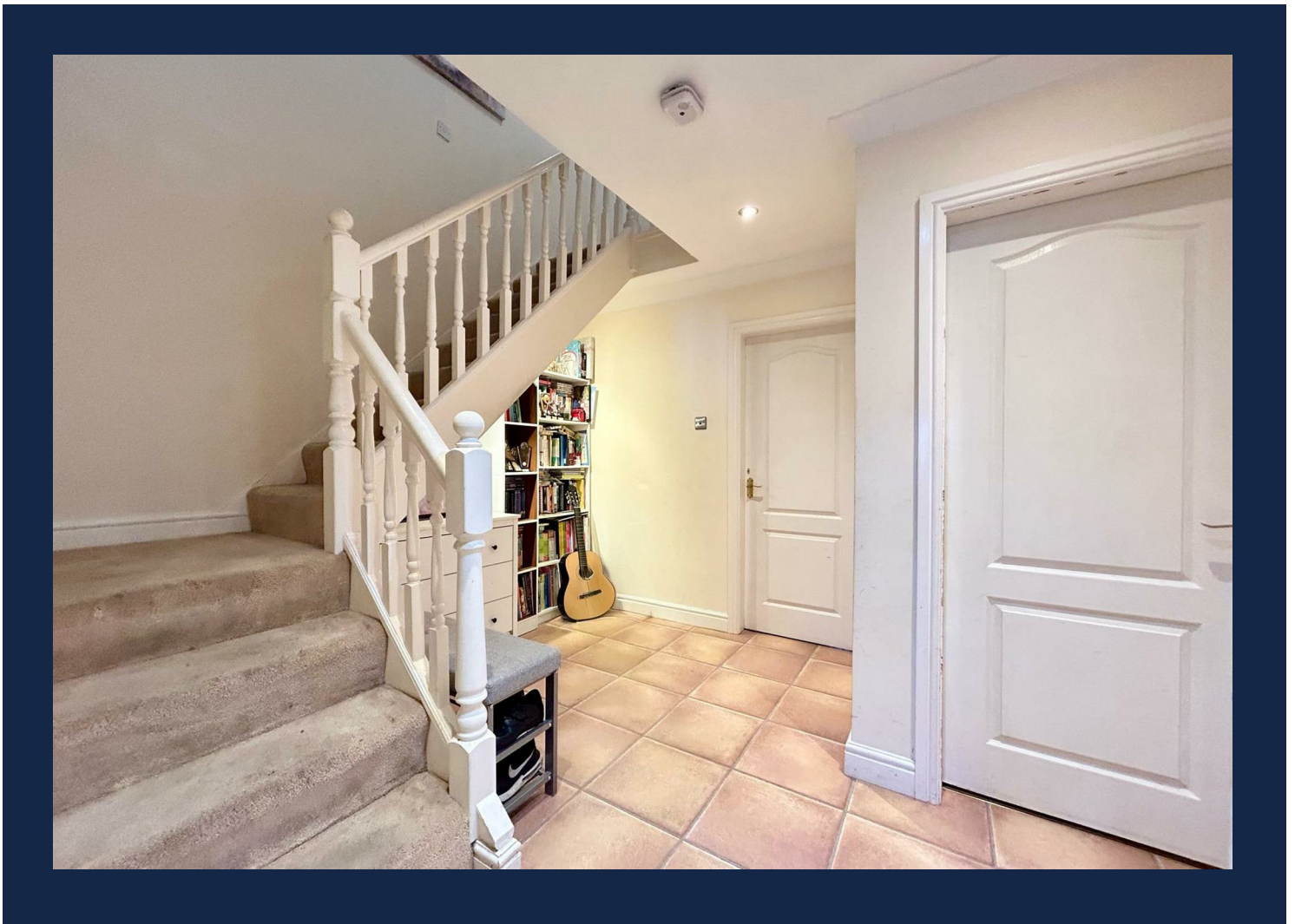
Grove.

FIND YOUR HOME



129 Ross
Rowley Regis,
West Midlands
B65 8DZ

Offers In Excess Of £400,000



Situated on the quirky and sought after road of Ross in Rowley Regis, this detached home offers generous three storey living with excellent potential to add value. The second floor room provides scope to be reconfigured into two bedrooms, subject to the usual considerations, making this an ideal option for growing families. The property benefits from abundant storage and versatile living space throughout.

Externally, the home offers private off road parking with an EV charging point, along with secure gated access to the rear garden. Upon entry, you are welcomed by an unusually spacious entrance hall with access to the kitchen, downstairs w.c. and two reception rooms. One reception room is currently used as a study, making it particularly well suited for home working. Both reception rooms are filled with natural light and connect internally to the conservatory/dining area, creating a bright and sociable living space. The first floor comprises three well proportioned bedrooms with the principal bedroom benefiting from a Jack and Jill style bathroom. The second floor features a versatile master bedroom, currently used as an upper floor reception room, enjoying park views. With two windows, this space offers the potential to be divided into two separate bedrooms. The rear garden is low maintenance and includes a powered outhouse, currently used as a gym. The garage can be accessed via the side passage or through the front garage door, providing additional convenience.

Ideally located in Rowley Regis, the property is within easy reach of local schools, shops, and transport links, making it an excellent choice for families and professionals alike. JH 19/01/2026 V1 EPC=C







Approach

Via a block paved driveway with raised block paving and stone chipping borders, providing access to the garage. A double glazed obscure front door opens into the entrance hall.

Entrance hall

With decorative ceiling coving, central heating radiator, stairs to the first floor, and doors to two reception rooms, downstairs w.c. and kitchen.

Kitchen 6'2" x 12'9" (1.9 x 3.9)

With a double glazed window to the front, vertical heated towel rail and matching wood effect wall and base units with roll top work surfaces and splashback tiling. Fitted with a one and a half bowl sink with mixer tap and drainer, space for washing machine, integrated dishwasher, integrated oven, Bosch gas hob with extractor and integrated fridge freezer.

Downstairs w.c.

With a double glazed obscured window to the side, decorative ceiling coving, central heating radiator, pedestal wash hand basin with mixer tap, splashback tiling and low-level w.c.

Reception room 9'10" x 15'1" (3.0 x 4.6)

Featuring two double glazed obscured windows to the side, double glazed double opening French doors to the conservatory, decorative ceiling coving, central heating radiator and a feature gas fire with surround.











Conservatory 10'5" x 13'5" (3.2 x 4.1)
 With double glazed windows to all aspects, central heating radiator and a double glazed door to the side.

Second reception room/study 7'10" x 11'5" (2.4 x 3.5)
 With double glazed double opening French doors to the conservatory, decorative ceiling coving and central heating radiator.

First floor landing
 With a double glazed window to the front, central heating radiator, decorative ceiling coving, under stairs storage, doors to three bedrooms and the family bathroom.

Bedroom two 9'6" x 12'9" (2.9 x 3.9)
 With a double glazed window to the rear, central heating radiator, decorative ceiling coving and fitted storage. Door to the Jack and Jill bathroom

Bedroom three 11'9" x 11'5" (3.6 x 3.5)
 With a double glazed window to the front, central heating radiator and decorative ceiling coving.

Bedroom four 8'2" x 9'2" (2.5 x 2.8)
 With a double glazed window to the rear, central heating radiator and decorative ceiling coving.

Jack and Jill bathroom
 Accessed from the landing and bedroom two, with two double glazed obscured windows to the side, vertical heated towel rail, corner shower with monsoon head, bath, pedestal wash hand basin with mixer tap, low-level w.c. and half height wall tiling.

Second floor landing
 With a double glazed obscured window to the side, loft access and door to the master bedroom/second floor reception room.

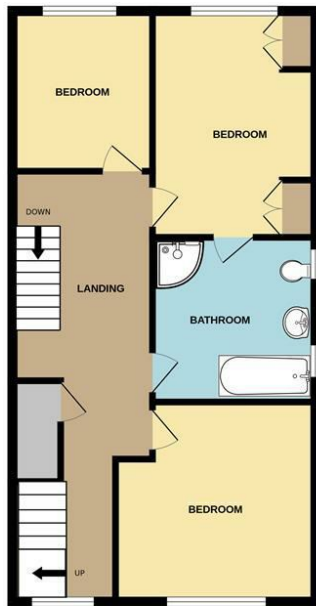
Master bedroom 22'7" x 14'5" (6.9 x 4.4)
 With two double glazed windows to the side, two central heating radiators, inset seating and feature light points.

Garden
 With a slabbed patio, steps leading to a further

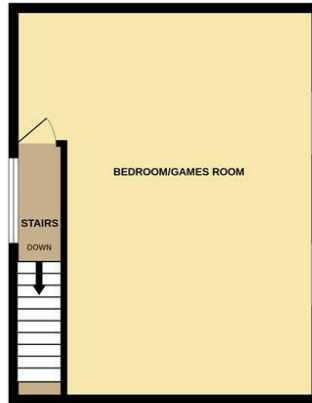
GROUND FLOOR
739 sq.ft. (68.6 sq.m.) approx.



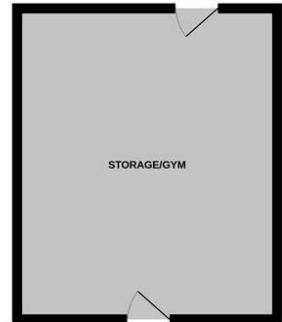
1ST FLOOR
612 sq.ft. (56.9 sq.m.) approx.



2ND FLOOR
405 sq.ft. (37.7 sq.m.) approx.



OUTSIDE
278 sq.ft. (25.8 sq.m.) approx.



TOTAL FLOOR AREA : 2034 sq.ft. (188.9 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.
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courtyard area, stone chipping borders and access to the rear outhouse. Gated and secure side access leads to the front and provides a door into the garage.

Garage 7'6" x 15'8" (2.3 x 4.8)

With an up and over garage door, power, fuse box and a Worcester Bosch boiler installed November 2023.

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 D

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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