

# Grove.

FIND YOUR HOME



31 Sandringham Drive  
Rowley Regis,  
West Midlands  
B65 9RJ

Offers In The Region Of £345,000



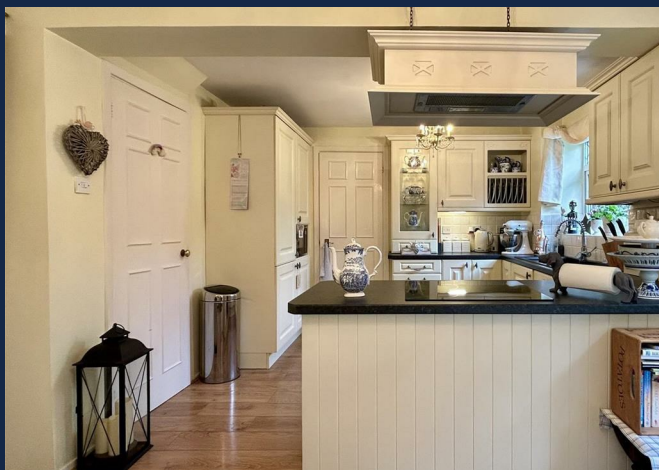
On Sandringham Drive in Rowley Regis, this extended detached home offers generous living space, ideal for growing families. The property also provides the flexibility to be reconfigured into five bedrooms if desired. The fifth bedroom is currently used as a walk-in wardrobe to the master, but can easily be reinstated thanks to its existing door onto the landing.

Situated in a well established neighbourhood, the home strikes an excellent balance between tranquillity and convenience, with easy access to local bus routes, Rowley Regis train station and Rowley Regis Hospital.

Externally, the property benefits from a block paved driveway complemented by a lawn and mature shrubs. Inside, the accommodation begins with an entrance porch leading into a welcoming hallway, which provides access to the front facing lounge. The lounge features a bay window overlooking the frontage, creating a bright and comfortable living space. The dining room enjoys French doors opening onto the rear garden and connects seamlessly to the open plan kitchen, which also provides access to an under stairs pantry and the garage. Upstairs, there are five well proportioned bedrooms and a family bathroom, offering ample space for family living. To the rear, the beautifully maintained garden features a lawn, a charming feature pond, and a stone chipping area, perfect for outdoor relaxation and entertaining.

With its versatile layout, spacious interiors, and convenient location, this is a fantastic opportunity for anyone looking to settle in Rowley Regis. JH 24/03/2026 V1 EPC=C







#### Approach

Via a block paved driveway with side lawn having a variety of shrubs and tree, double glazed door into the entrance porch.

#### Porch

Double glazed window to side and front, ceiling coving, feature open brick wall and door to entrance hall.

#### Entrance hall

Double glazed front door, dado rail, central heating radiator, stairs to first floor accommodation and door into the front reception room.

#### Front reception room 14'1" x 11'1" min 11'9" max (4.3 x 3.4 min 3.6 max)

Double glazed bay window to front, two central heating radiators, dado rail, feature open brick fireplace, feature beams to ceiling, door to dining room.

#### Dining room 10'9" x 7'6" (3.3 x 2.3)

Double glazed French doors to rear, central heating radiator, dado rail, feature beams to ceiling, door to kitchen.

#### Kitchen 17'0" x 10'5" min 11'5" max (5.2 x 3.2 min 3.5 max)

Double glazed window to rear, double glazed French doors to rear, central heating radiator, wall and base units with roll top surface over and splashback tiling to walls, one and a half bowl sink with mixer tap and drainer, oven, hob, extractor hood, integrated fridge, integrated dishwasher, door to under stairs pantry, door to garage.











Garage 7'10" x 18'0" (2.4 x 5.5)

Up and over door to front, power, space for white goods, space for freezer, fuse box and meters.

First floor landing

Two loft accesses, airing cupboard housing central heating boiler which has a guarantee until 09/12/2028 and doors to bedrooms and bathroom.

Bedroom three 14'9" x 7'10" (4.5 x 2.4)

Double glazed window to front, central heating radiator.

Bedroom four 7'10" max 4'11" min x 7'10" into wardrobe (2.4 max 1.5 min x 2.4 into wardrobe)  
Double glazed window to rear, central heating radiator, fitted wardrobes.

Family bathroom

Two double glazed obscured windows to rear, central heating radiator, w.c., Heritage pedestal wash hand basin, corner Heritage bath with shower over.

Bedroom two 6'10" x 11'5" (2.1 x 3.5)

Double glazed window to rear, central heating radiator.

Bedroom one 9'2" x 13'5" (2.8 x 4.1)

Two double glazed windows to front, central heating radiator, dado rail, bifold door into walk in dressing area

Dressing area/bedroom five 9'6" x 6'6" (2.9 x 2.0)

With double glazed window to front, central heating radiator and wardrobe which has sliding doors and further door to landing.

Rear garden

Stone chipping area with stepping stones to lawn with the lawn being bordered with a variety of shrubs and offers steps up with Summer House, feature pond and out door tap.

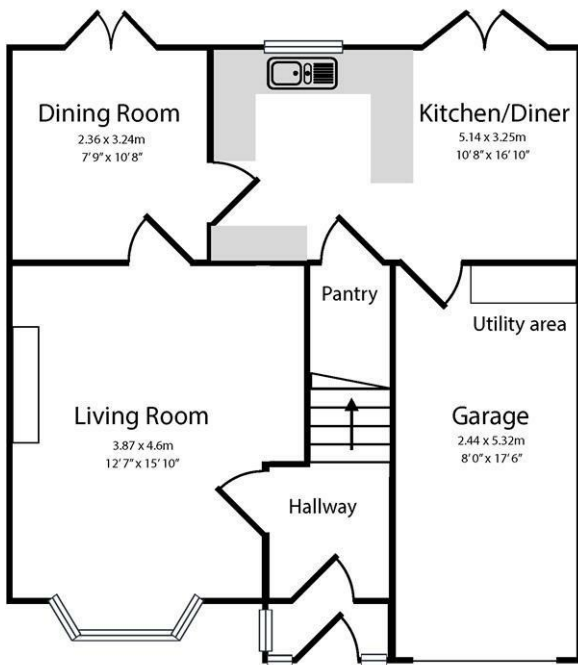
Tenure

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.

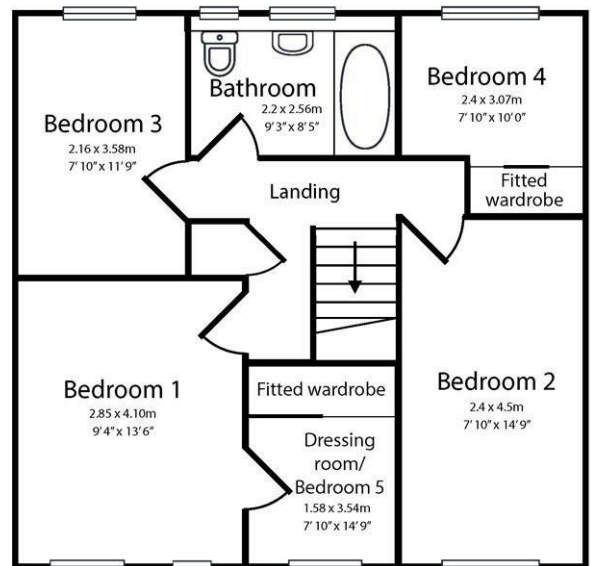




## Ground Floor



## First Floor



For illustrative purposes only. Measurements are approximate & not to scale.

Council Tax Banding  
Tax Band is C

#### 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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