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24 Mincing Lane
Rowley Regis,
West Midlands
B65 9QE

Offers Over £230,000



Situated on Mincing Lane in Rowley Regis, this well presented semi detached home offers an excellent opportunity for first-time buyers, families and investors alike. Located within a popular residential area the property benefits from convenient access to the amenities of Rowley Regis Town Centre, excellent rail links from Rowley Regis Train Station and the nearby Warrens Hall Nature Reserve, providing the perfect balance of convenience and outdoor enjoyment.

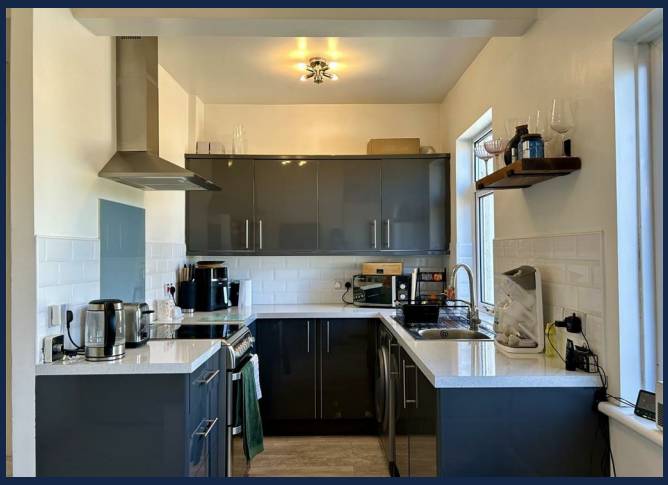
The property is set back from the road and boasts a driveway providing ample off road parking, along with side access leading to the rear garden. Internally, the accommodation comprises a welcoming entrance hall, modern kitchen/dining room fitted with contemporary units, spacious reception room featuring a bay window and stairs rising to the first floor. Upstairs there are three well proportioned bedrooms and a family bathroom. Externally, the rear garden offers a fantastic outdoor space, with both patio and lawned areas, ideal for entertaining, relaxing or family activities.

Combining comfort, practicality, and a convenient location, this attractive semi detached home is well worthy of an internal viewing. JH 9/09/2026 V2 EPC=E

















Approach
Approached via a tarmacadam and stone chipping driveway leading to a double glazed entrance door opening into the entrance hall.

Entrance hall
Electric meter, central heating radiator, stairs rising to the first floor accommodation, under stairs storage cupboard housing the boiler and fuse box, doors leading to the kitchen/diner and lounge.

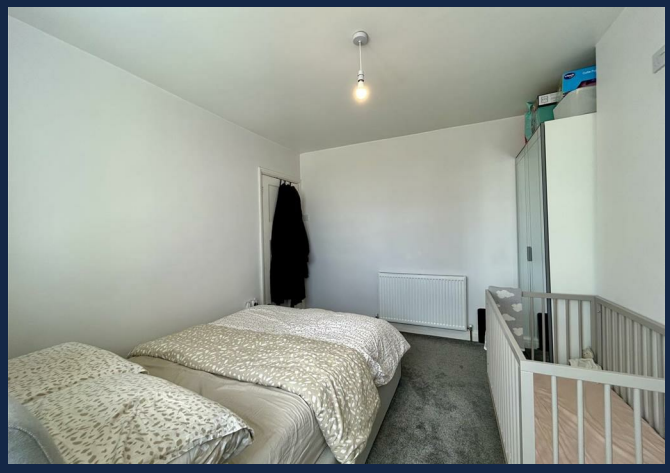
Lounge 13'1" x 10'9" max 9'6" min (4.0 x 3.3 max 2.9 min)
Double glazed bay window to the front and central heating radiator.

Kitchen diner 17'0" max 13'5" min x 9'10" max 6'10" min (5.2 max 4.1 min x 3.0 max 2.1 min)
Double glazed window to the rear, double glazed door to the rear garden, central heating radiator, matching high gloss wall and base units with square edged work surfaces and splashback tiling, single bowl sink with drainer and mixer tap, space for washing machine, oven with gas hob and extractor hood above.

Landing
Double glazed obscured window to the side, loft access, doors leading to three bedrooms and the bathroom.

Bathroom
Double glazed obscured window to the rear, central heating radiator, P-shaped bath with monsoon style shower over, pedestal wash hand basin with mixer tap and a low-level flush w.c.










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Bedroom one 13'1" x 9'6" min 10'9" max (4.0 x 2.9 min 3.3 max)
Double glazed bay window to the front and central heating radiator.

Bedroom two 9'6" x 9'10" (2.9 x 3.0)
Double glazed window to the rear, central heating radiator and fitted cupboard space.

Bedroom three 7'6" x 5'2" (2.3 x 1.6)
Double glazed window to the front and central heating radiator.

Rear Garden
Slabbed patio area, garden shed, slabbed pathway leading to the lawn and raised stone chipping bed.

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 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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Halesowen
18 Hagley Road, Halesowen, West Midlands, B63 4RG
T: 0121 550 5400
E: halesowen@grovepropertiesgroup.co.uk