



216 Dudley Road
Rowley Regis,
West Midlands B65 8LB
Offers Over £350,000

...doing things differently

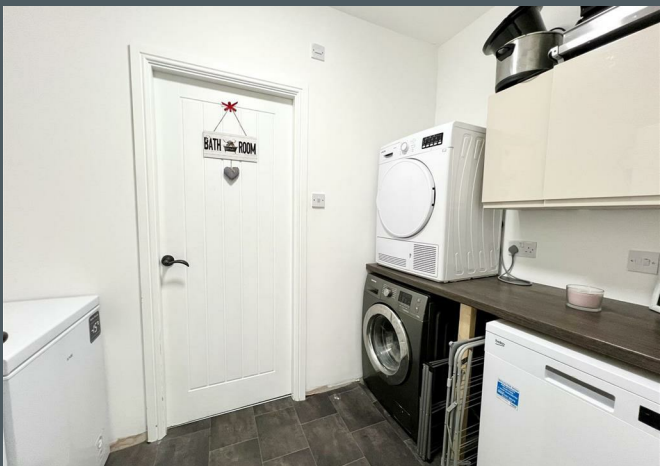


Elevated and with impressive views front and back, this spacious and heavily extended 4 bed detached home offers great living space for a family. Benefitting from being close to good local schools, great transport links, and near to an abundance of local shops and amenities.

The layout in brief comprises of entrance porch, a spacious hallway with storage under stairs, a well proportioned lounge which benefits from the bay window giving extra space, cosy snug featuring the multi-fuel burner, conservatory that leads both out to the rear garden and the dining area. The dining area is open plan and flows nicely into the impressive and modern kitchen. Just off the kitchen is a utility room and ground floor shower room/W.C. Heading upstairs is a pleasant landing with loft access, master bedroom with built in storage. two further double bedrooms, fourth bedroom that leads through to the games room and the house bathroom.

Externally is ample off road parking over the block paved driveway and side access to rear. At the rear of the property is a paved seating space leading up to the large decked area. a raised lawn area that has steps leading up to the top of the garden where there a brick built out building and the rear detached Garage benefitting from lighting and power sockets. Further access is provided to the property via a secure gated driveway. AF 25/3/24 V4 EPC=E







Location

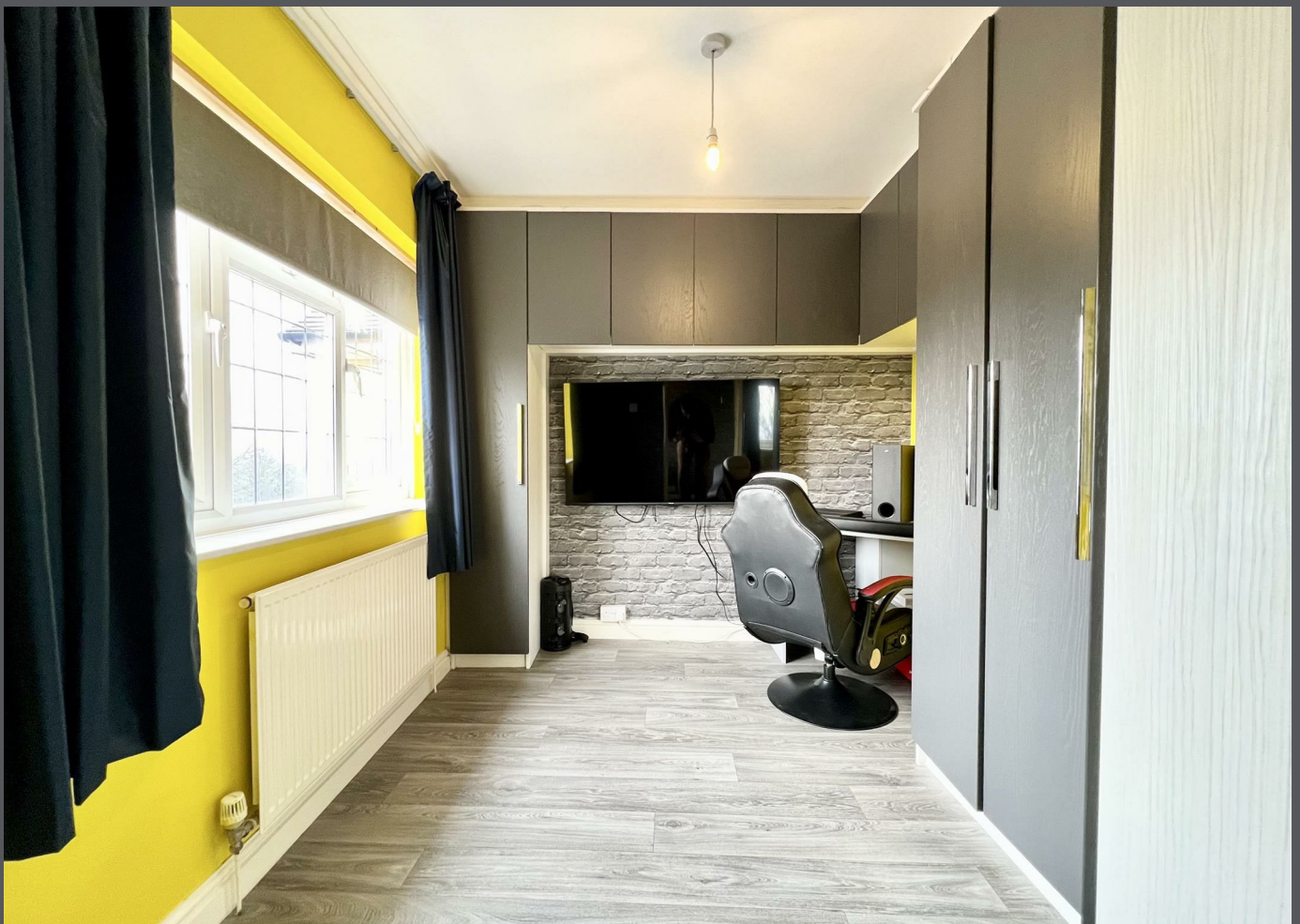
The landscape of Rowley Regis (known locally as just Rowley) is dominated by St Giles Church on Church Road and incorporates the small locality of Blackheath. Once a municipal borough in its own right it was merged into Warley Borough in 1966, subsequently to be absorbed into Sandwell Borough Council in 1974. It also marks the highest point in the West Midlands at Turners Hill with its two large radio transmitters sitting aloft. During the industrial revolution Rowley Regis became synonymous with nail making and was an important coal mining area. 'Rowley Rag' continues to be quarried at nearby Hailstone Hill, renowned as one of the best road surfacing materials in the country.

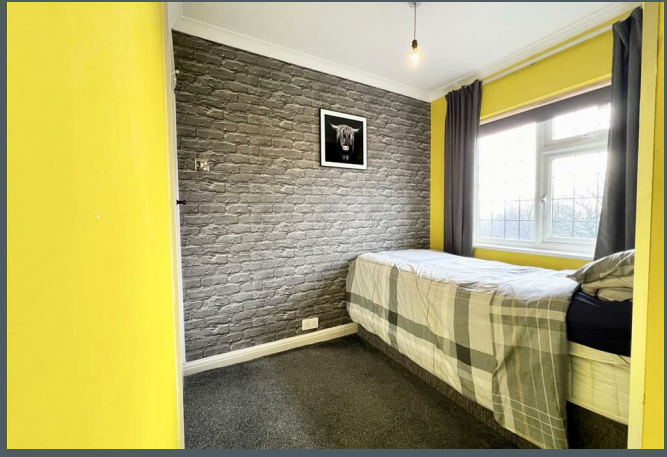
Rowley has a house for everyone from the Victorian terraced houses of the 19th century through the larger semi detached and detached houses built on the estates developed during the 1960's and 1970's. Rowley is well served by Blackheath High Street with its selection of traditional shops and Sainsbury supermarket just off the town centre. Blackheath also still holds a weekly market. Well served by public transport Rowley Regis train Station provides direct links to Birmingham and Worcester and has a large park and ride facility. It is also just a couple of miles from Junction 2 of the M5 providing access to the greater motorway network of the West Midlands.











Approach

Via block paved driveway with front garden, steps to front door, side access gate to rear, and access to Garage store with up and over door and central heating boiler.

Porch

Double glazed front door, wall light and laminate flooring.

Hallway

Double glazed door with double glazed windows to either side. ceiling light point, central heating radiator, under stairs storage and laminate flooring.

Lounge area 11'1" x 12'9" min 15'1" into bay (3.4 x 3.9 min 4.6 into bay)

Double glazed bay window to front, ceiling light point, central heating radiator, opening into snug.

Snug 15'1" x 11'1" (4.6 x 3.4)

Ceiling light point, central heating radiator, feature multi fuel burner.

Conservatory 12'5" x 9'6" (3.8 x 2.9)

Opening through to kitchen, ceiling light point, double glazed windows and patio door to rear, and laminate flooring.

Kitchen 7'10" x 22'3" (2.4 x 6.8)

Ceiling spotlights, double glazed lantern, double glazed bi fold doors to rear, a range of wall and base units, wood effect work tops over, ceramic one and a half bowl sink and drainer, space for Range style cooker, extractor, double electric oven, central heating radiator, laminate flooring.

Dining area 20'0" x 6'2" (6.1 x 1.9)

A spacious area located off hallway, ceiling light point, central heating radiator, laminate flooring.

Utility 8'10" x 5'2" (2.7 x 1.6)

Well proportioned with ceiling light point, wall units, work surface, laminate flooring, space for washer dryer, dishwasher, fridge freezer.





Shower room/w.c.

Ceiling spotlights, tiled walls and floor, shower cubicle, wash hand basin, low level w.c. and heated towel rail.

First floor landing

With ceiling light point and loft hatch.

Bedroom one 12'9" excluding bay x 10'9" (3.9 excluding bay x 3.3)

Double glazed bay window to front, central heating radiator, ceiling light point and built in wardrobes.

Bedroom two 12'9" x 11'1" (3.9 x 3.4)

Double glazed window to rear, ceiling light point, central heating radiator.

Bedroom three 9'2" x 10'2" (2.8 x 3.1)

Double glazed window to rear, ceiling light point, central heating radiator.

Bedroom four 6'6" x 8'2" (2.0 x 2.5)

Two double glazed windows to front, ceiling light point, and central heating radiator.

Study space off Bedroom four 9'10" x 8'6" (3.0 x 2.6)

Double glazed window to front, ceiling light point, built-in wardrobe with over head storage, central heating radiator, and laminate floor.

Front Store

With up and over door and houses the central heating boiler.

Rear garden

Paved patio area leading to large decked space, steps leading up to lawned area with further steps to the top of the garden which houses two outbuildings both being brick built and offer the potential of office space.

Detached Rear Garage

Accessed via the secured and gated drive with power, internal lighting, and up and over door.

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. In the absence of being able to provide appropriate physical copies of the above, Lex Allan Grove reserves the right to obtain electronic verification.

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 Mr Tony Lowe of Green Street Surveys 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 20% of the fee that you pay to Green Street Surveys. This referral fee does not impact the actual fee that you would pay Green Street Surveys had you approached them direct 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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VIEWING View by appointment only with Lex Allan. Opening times: Monday - Friday 9.00am to 5.30pm, Saturday 9.00am to 4.00pm.

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