



46 Siviters Lane
Rowley Regis,

West Midlands B65 8DN

Offers In The Region Of £310,000

...doing things differently



46 Siveters Lane presents a fantastic opportunity to acquire a wonderful family home in this popular location of Rowley Regis comprising of fantastic welcoming reception hallway, downstairs w.c., cellarette with porthole window, two reception rooms, kitchen, utility room, garage, three bedrooms and family bathroom. DAG 08/03/2024 V3







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 driveway with lawned area to the side.

Porch

Leading to entrance hall.





Entrance hall

Having parquet flooring, central heating radiator, stairs to first floor accommodation, under stairs store/cellarette with feature porthole window to front.

Downstairs w.c.

With w.c. and complementary tiling to walls.

Kitchen 10'5" x 12'1" (3.2 x 3.7)

Double glazed window to rear, central heating radiator, one and a half bowl sink and drainer, range of wall and base units with roll top work surfaces over, complementary tiling to walls, central heating radiator, display cabinet, integrated Bosch dishwasher, oven and halogen hob.

Rear lobby

Double glazed window and door to rear garden.

Utility 10'9" x 4'7" (3.3 x 1.4)

Central heating boiler, plumbing for washing machine, space for appliances, wall and base units, tiling to floor.

Lounge 14'1" x 14'5" (4.3 x 4.4)

Double glazed rear door, central heating radiator, feature fireplace with gas fire insert, central heating radiator.

Dining room 14'5" into bay x 11'1" (4.4 into bay x 3.4)

Double glazed bay window to front elevation, central heating radiator, coving to ceiling.

Dog leg landing

Having stained glass window to front, stairs continue to first floor with doors radiating to:

Bedroom one 11'1" into wardrobes x 11'9" (3.4 into wardrobes x 3.6)

Double glazed window to front, central heating radiator, fitted wardrobe and dressing table, further double glazed window to side.

Bedroom two 11'1" into wardrobe x 10'2" (3.4 into wardrobe x 3.1)

Double glazed window to rear, central heating radiator, fitted wardrobe.

Bedroom three 10'5" x 6'10" (3.2 x 2.1)

Double glazed window to rear, fitted wardrobes with over head units and dressing table.

Bathroom

Obscured window to side, bath, w.c., pedestal wash hand basin, central heating radiator, complementary tiling to walls.

Garden

Block paved patio area, lawn with mature hedge and shrub borders, side gate access to front.

Garage 16'0" x 11'1" (4.9 x 3.4)

Electrically operated roller shutter door, door to utility area.

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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