



LexAllan

local knowledge exceptional service

3 Chichester Drive, Rowley Regis, B65 0EW

**** SUPERB ACCOMMODATION ON OFFER WITH NO UPWARD CHAIN ****

This exceptional three bedroom townhouse has been well maintained by the current owners and is truly ideal for those looking for turn key ready accommodation. Situated in quite cu-de-sac in Rowley Regis you are surrounded by superb amenities & five star transport links. In brief the property comprises; entrance hall, lounge/diner, kitchen, w.c. To the first floor are two double bedrooms and shower room, to the second floor is a further double bedroom and bathroom. Peaceful rear garden along with access to the garage. Parking can be found to the front via the driveway. Call today on 01384 442464 to arrange your viewing today.

Approach

Pathway leading to the front along with tidy artificial lawn, driveway to the side.

Entrance Hall

Spacious hall with doors radiating off to all ground floor accommodation, stairs rise to first floor, spot lights, central heated radiator.

Lounge/Diner

21'3" x 12'5" (6.48 x 3.81)

French doors open into the garden, double glazed window to front & rear, central heated radiator, under stair storage.

Kitchen

10'1" x 8'0" (3.08 x 2.45)

Variety of wall and base units, multiple integrated white goods including fridge/freezer, dishwasher & washing machine, sink and drainer, electric oven and hob with extractor above, spot lights, two double glazed windows to front & side.



W.C

Wash hand basin, w.c.

Landing

Spacious hall with doors radiating off, double glazed window to side, stairs rising to second floor.

Bedroom 2

13'5" x 11'11" (4.09 x 3.64)

Double glazed window to side & rear, central heated radiator.

Bedroom 3

12'0" x 10'4" (3.66 x 3.15)

Two double glazed windows to front and one to side, central heated radiator.

Shower Room

Shower, wash hand basin, w.c, spot lights.

Landing

Doors off to all second floor accommodation, two storage cupboards.

Bedroom 1

12'5" x 11'1" (3.79 x 3.38)

Double glazed window to front, central heated radiator.

Bathroom

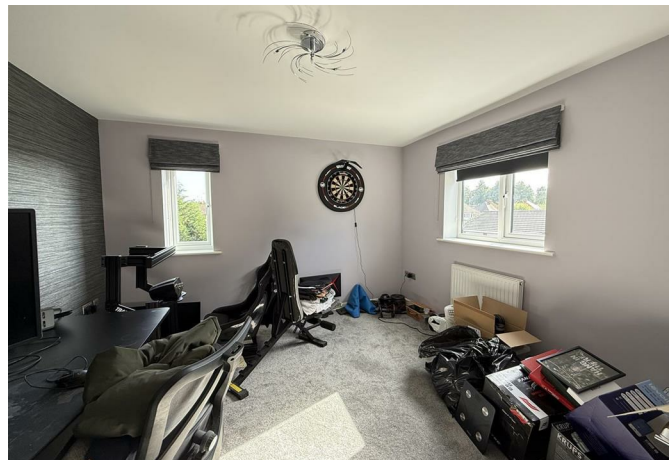
Bath, shower, wash hand basin, w.c, double glazed window to front, chrome heated towel rail, skylight.

Garden

Private garden with patio area, tidy lawn with secure gated access to side.

Garage

Up & over door to front with storage overhead, garage can be found to the rear of the property.



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.

Please note that under the MONEY LAUNDERING REGULATIONS 2017 we are legally required to verify the identity of all purchasers and the source of their funds to enable the purchase, 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. Lex Allan reserves the right to obtain electronic verification of any relevant document sought which there will be a charge to the purchasers at £24 inc VAT per person. If your offer is acceptable we will be required to share personal details with relevant third parties regarding your chain details on your sale/purchase.

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 £300 inc VAT 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.

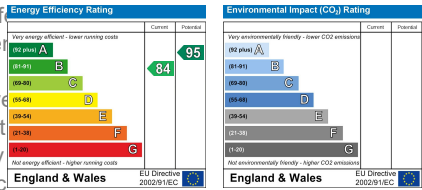
The same also applies if we have surveyors who are confident service relevant to your property maximum referral fee of £200 in the actual fee that you would pay had you approached them direct as

IMPORTANT NOTICE 1. No description or information given whether or not these particulars and whether written or verbal (information) about the property or its value may be relied upon as a statement or representation regarding the facts. Lex Allan do not have any authority to make representation and accordingly any information is entirely without responsibility on the part of Lex Allan or the seller. 2. The photographs (and artists impression) show only certain parts of the property at the time they were taken. Any areas, measurements or distances given are approximate only. 3. Any reference to alterations to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. 4. No statement is made about the condition of any service or equipment or whether they are year 2000 compliant.

VIEWING View by appointment only with Lex Allan. Opening times: Monday - Friday 9.00am to 5.30pm, Saturday 9.00am to 4.00pm.



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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