



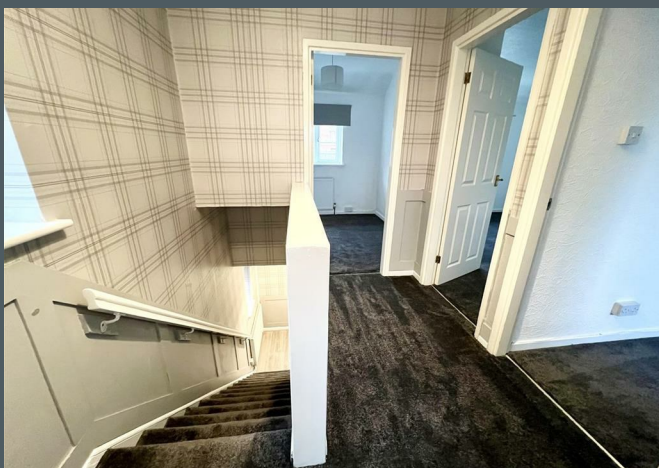
10 Hyatts Walk
Rowley Regis,
West Midlands B65 8NJ
Guide Price £180,000

...doing things differently



We are pleased to offer for sale this three bedroom extended semi detached home, offering no upward chain, being ideally suited for first time buyers or buy to let investment. Being close to all local amenities schools, local shops and good public transport links. Property briefly comprises: reception hall, lounge, extended fitted kitchen, dining room. First floor accommodation comprises, landing, three bedrooms and house bathroom. Property also benefits from having double glazing, gas central heating, front and rear gardens. LH 29/1/24 V5 EPC=D







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 pathway leading to front door giving access to:

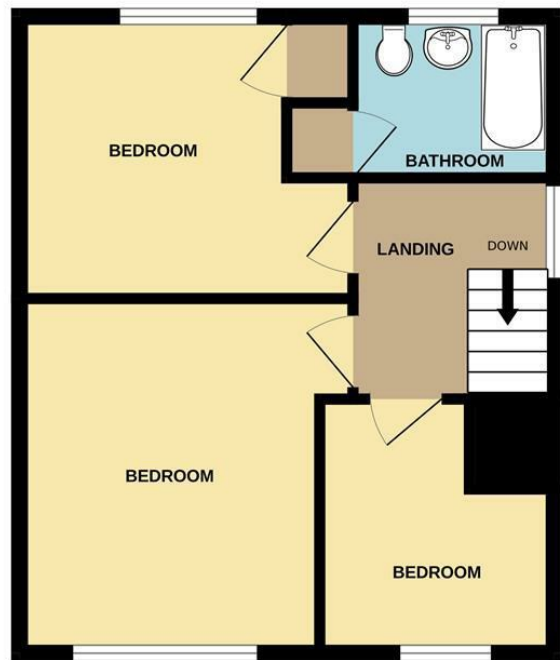
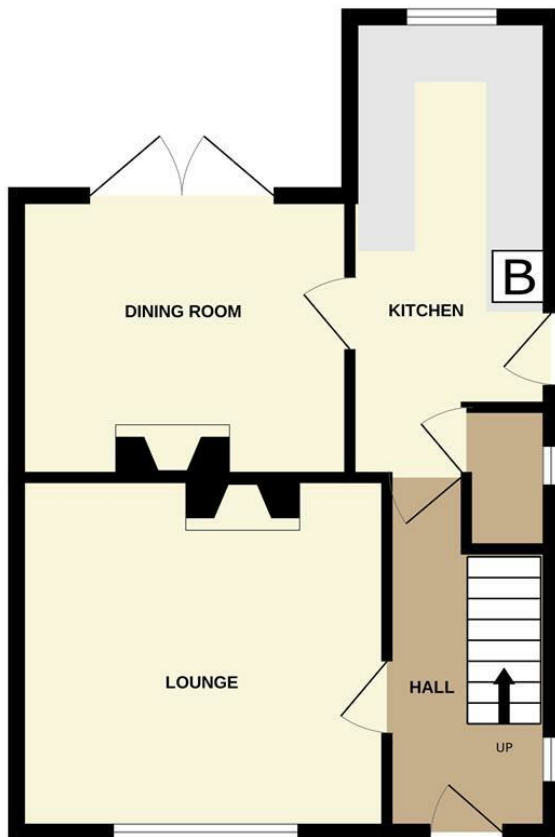
Reception hall

Stairs to first floor accommodation, double glazed obscured window to side, central heating radiator, laminate flooring, door to kitchen and lounge.



GROUND FLOOR

1ST FLOOR



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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Lounge 12'9" x 12'5" (3.9 x 3.8)

Double glazed window to front, feature wooden fire surround, living flame gas fire, tiled hearth, central heating radiator, laminate flooring.

Extended kitchen 16'0" x 6'10" (4.9 x 2.1)

Double glazed window to rear, range of matching wall and base units with roll top work surfaces over, stainless steel chimney extractor, Belling electric hob, stainless steel splashback electric built in oven, single drainer sink with mixer tap, splashback tiling, plumbing for washing machine, central heating radiator, door to storage cupboard, panelled door with obscured glazed insert to side giving access to both front and rear.

Dining room 11'5" x 9'10" (3.5 x 3.0)

Double glazed French doors to rear garden, feature fire surround, raised hearth, central heating radiator, laminate flooring.

First floor landing

Loft hatch, double glazed obscured window to side, doors radiating to three bedrooms and bathroom.

Bedroom one 12'5" x 11'9" max 10'5" min (3.8 x 3.6 max 3.2 min)

Double glazed window to front, central heating radiator.

Bedroom two 11'9" max 9'6" min x 9'10" (3.6 max 2.9 min x 3.0)

Double glazed window to rear, door to storage cupboard and central heating radiator.

Bedroom three 8'6" x 8'2" (2.6 x 2.5)

Double glazed window to front, central heating radiator.

Bathroom

Double glazed obscured window to rear, suite comprising panelled bath with electric shower over, pedestal wash hand basin with mixer tap over, low level flush w.c., splashback tiling to walls, central heating radiator, door to storage cupboard.

Enclosed rear garden

Paved patio area, garden laid mainly to lawn, side gate giving access to front, brick built storage and fencing to boundaries.

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. 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.

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 of fact. 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.

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