



26 Severn Rise
Rowley Regis,
West Midlands B65 8BQ

Offers In The Region Of £130,000

...doing things differently



With NO UPWARD CHAIN this immaculately presented first floor apartment is on a popular development. ideally placed and close to amenities such as public transport services and shopping with Blackheath High Street a short walk away.

This apartment comprises a welcoming hallway, an open plan lounge/dining area with Juliette balcony allowing the current owners to take advantage of the stunning views going off into the distance, a fitted kitchen with ample storage, two well sized double bedrooms with the master benefitting from an en-suite shower room and Juliet balcony, and a main bathroom.

The property also has the benefit of double glazing throughout and an allocated parking space to rear. VIEWING ESSENTIAL

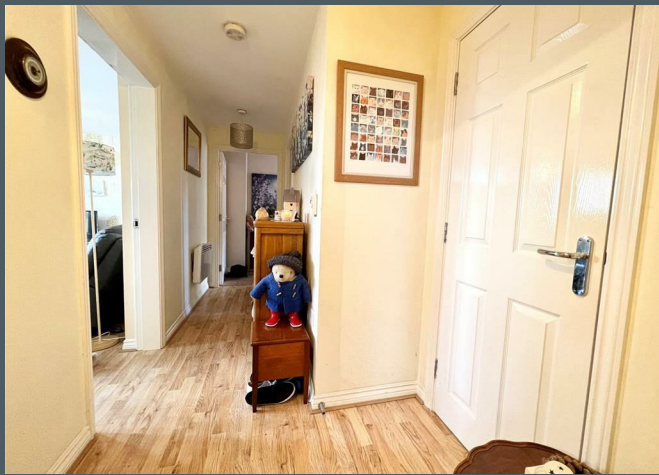
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Lex Allan Grove loves...

The stunning views
available from the lounge.







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 communal car park with allocated car parking space, footpath to communal front door, hall way with stairs leading first floor.

Hallway

With ceiling lights, smoke sensor, fitted wall heater, access to store cupboard and laminate flooring.

Lounge/Diner 15'8" max x 9'10" max (4.8 max x 3.0 max)

With ceiling light, fitted wall heater, laminate flooring and double glazed French door with Juliette balcony to front.

Kitchen 9'2" x 7'6" (2.8 x 2.3)

With coving to ceiling and smoke sensor. A Range of matching wall and base units, work tops over, stainless steel sink with drainer and mixer tap, electric hob, electric extractor oven, further space for washer, dryer and fridge freezer.

Bedroom one 13'9" max x 9'10" max (4.2 max x 3.0 max)

With ceiling light, fitted wall heater, double glazed French door with Juliette balcony, laminate flooring and access to en suite.

En suite shower room 10'2" x 9'6" (3.1 x 2.9)

Fully tiled shower cubicle, wash hand basin, low level flush w.c. and ceramic tiles.

Bedroom two 10'2" x 9'6" (3.1 x 2.9)

With ceiling light, rear elevation views, double glazed window, fitted wall heater and laminate floor.

Bathroom

With ceiling light and extractor, double glazed window, panelled bath, wash hand basin and low level flush w.c.

Leasehold Tenure

Reference to the tenure of a property are based on information supplied by the seller. We are advised that the property is Leasehold, ground rent and other charges may be payable. A buyer is advised to obtain verification from their solicitor. We are advised that there is 107 years remaining on the lease with an annual service charge of £1760.68 and a ground rent of £75.00 paid every six months.

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.