



11 Eagle Close
Rowley Regis,
West Midlands B65 8HN
Offers In Excess Of £200,000

...doing things differently



Well placed in a popular, ideal for young families and first time buyers. Located in close proximity for good transport links, local schools, and local shops/ amenities.

The layout in brief comprises of entrance porch, a pleasant hallway way, a front facing lounge with feature gas fire place, a versatile kitchen with two storage cupboards and a pantry and a dining room located off the kitchen. This property also benefits from a side store that houses the current laundry area, w.c. and a recently installed central heating boiler (November 2023).

Heading upstairs is a pleasant landing with loft access, two good sized double bedrooms, a third well proportioned bedroom, a house bathroom, and separate w.c.

Externally the property offers off road parking and a front garden, a side access through the side store, a low maintenance rear garden with patio seating area next to property. AF 18/12/23 V3 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 slabbed driveway with gravelled areas to either side with hedges to front, door giving access into:

Entrance porch

Double glazed window and doors, wall mounted light.

Entrance hallway

Ceiling light point, central heating radiator, stairs to first floor accommodation.

Lounge 13'9" max x 13'1" max (4.2 max x 4.0 max)

Double glazed window to front, ceiling light point, half panelled walls, central heating radiator, gas fireplace and decorative coving to ceiling.

Kitchen 14'5" max 8'6" min x 9'6" (4.4 max 2.6 min x 2.9)

Double glazed window to rear overlooking rear garden, ceiling light point, central heating radiator, range of wall and base units, aluminium sink and drainer, four ring gas hob, electric extractor, electric oven. Two storage cupboards and pantry with decorative coving.

Dining room 9'6" x 8'10" (2.9 x 2.7)

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

Downstairs w.c.

With light and low level flush w.c.

Laundry room

Plumbing for appliances, electric point and light.

First floor landing

Double glazed window, ceiling light, loft access, decorative coving, central heating radiator.

Bedroom one 12'5" max x 10'5" max (3.8 max x 3.2 max)

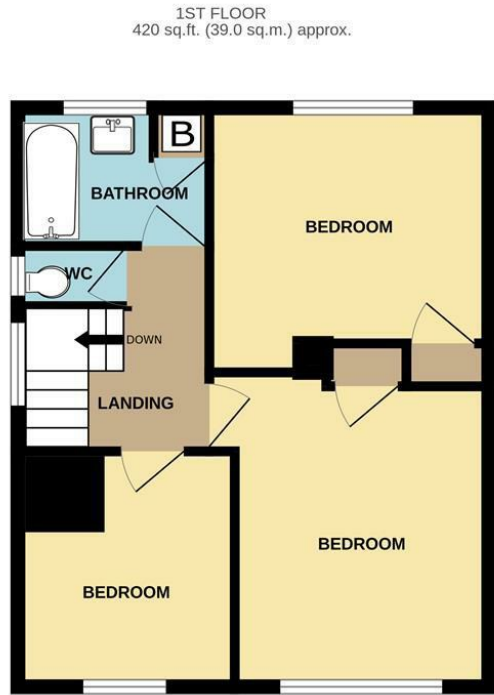
Double glazed window to front, ceiling light point, decorative coving, central heating radiator, built in wardrobes.

Bedroom two 9'6" max x 10'5" max (2.9 max x 3.2 max)

Double glazed window to rear, ceiling light point, decorative coving to ceiling, central heating radiator, built in wardrobe.



GROUND FLOOR
545 sq.ft. (50.7 sq.m.) approx.



1ST FLOOR
420 sq.ft. (39.0 sq.m.) approx.

TOTAL FLOOR AREA : 966 sq.ft. (89.7 sq.m.) approx.

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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Bedroom three 8'6" x 9'6" (2.6 x 2.9)

Double glazed window to front, ceiling light point, decorative coving, central heating radiator.

Bathroom

Double glazed window, ceiling light point, tiled wall, store cupboard, wash hand basin, shower over bath, heated towel rail, vinyl flooring.

Separate w.c.

Double glazed window, ceiling light point, low level w.c.

Rear garden

Seating area, tiered garden, shed, raised beds.

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.

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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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