



51 Ross Heights, Rowley Regis, B65 8DW

## \*\* A PIRME LOCATION SURROUNDED BY SUPERB AMENITIES \*\*

This charming three bedroom semi detached is now live to market and being offered with no upward chain. Benefitting from spacious accommodation throughout & far reaching views to the rear, this truly is a must view. Nestled a stones throw from Blackheath you are surrounded by superb amenities, transport links & schooling options for all ages. In brief the property comprises porch, reception hall, lounge/diner, kitchen, three well sized bedrooms & house bathroom. To the rear is a peaceful garden along with off road parking to front as well as the garage. Call today to arrange your viewing.





### Approach

Block paved driveway providing off road parking.

#### Porch

Spacious porch with door off to reception hall.

## Reception Hall

Door off to lounge/diner, stairs rise to first floor, large storage cupboard.

## Lounge/Diner 19'0" x 16'2" (5.81 x 4.93 )

Open space with double glazed window to rear & side, two central heated radiators, door off to kitchen.

# Kitchen 8'6" x 7'3" (2.61 x 2.21 )

Variety of wall and base units, sink & drainer, electric oven with hob, double glazed window to rear, door off to the side opening into the garden.

## Landing

Doors off to all first floor accommodation, loft access, double glazed window to side, airing cupboard.









## Bedroom 1 11'4" x 10'10" (3.46 x 3.31 )

Double glazed window to rear, central heated radiator

## Bedroom 2 12'4" x 7'3" (3.77 x 2.22 )

Storage cupboard, double glazed window to front, central heated radiator.

#### Bathroom

Bath, walk in shower, wash hand basin, w.c, central heated radiator, double glazed window to side.

## Bedroom 3 11'2" x 7'3" (3.41 x 2.23 )

Double glazed window to rear, central heated radiator.

#### Garden

#### Garage

Up & Over door to front.

## Tenure (Freehold).

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.













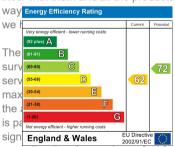
#### Money Laundering Regulations.

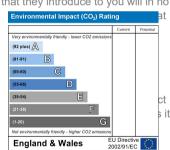
Please note that under the MONEY LAUNDERING REGULATIONS 2017 we are legally required to verify the identity of all purchasers and the source of their funds to enable the purchase, all prospective purchasers are required to provide the following - 1. Satisfactory photographic identification. 2. Proof 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.

#### 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 £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





regarding the above, please feel free to contact us.









## Council Tax Band C

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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. The Auction House, 87 - 88 St. Johns Road,
Stourbridge, West Midlands, DY8 1EH
info@lexallan.co.uk
01384 379450
www.lexallan.co.uk

