



56 Duke Street  
Rowley Regis,  
West Midlands B65 8BP

*Offers In The Region Of £250,000*

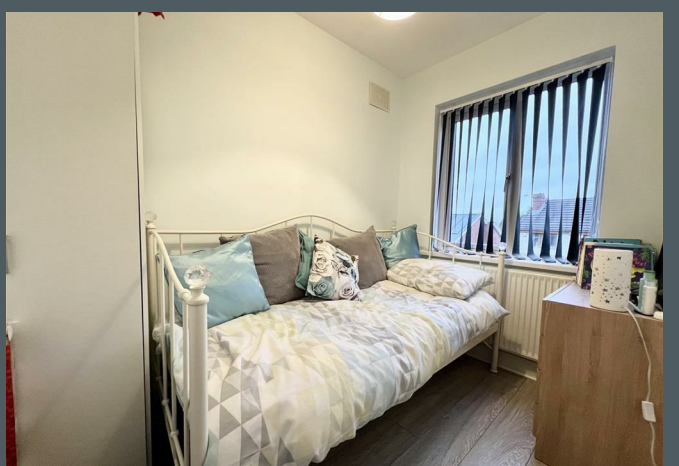
*...doing things differently*



A well presented three bedroom semi detached property benefitting from gas central heating and double glazing throughout. This beautiful family home comprises: Entrance porch, entrance hall, lounge with feature fire, kitchen/ diner with French doors leading out to rear garden. Heading upstairs is a pleasant landing, two good sized double bedrooms, a third bedroom, and the family bathroom.

Externally and to the front of the property is a drive area with parking for two cars and side access. To the rear is a fully enclosed garden laid mainly to lawn with gravelled seating area beyond and decked seating area near to property. AF 30/1/24 V1 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 driveway offering parking for two cars, steps up to frontage.

#### **Entrance porch**

Double glazed doors with windows to either side, wall light point, tiled floor.

#### **Entrance hallway**

With ceiling light point stairs to first floor accommodation, pantry under stairs, central heating radiator, laminate wood effect flooring.

#### **Lounge 11'9" min 14'1" max into bay x 10'5" (3.6 min 4.3 max into bay x 3.2)**

Double glazed bay window to front, ceiling light point, decorative coving, central heating radiator, wood effect laminate flooring.

#### **Kitchen diner 16'8" max 10'5" min x 12'5" max 7'6" min (5.1 max 3.2 min x 3.8 max 2.3 min)**

Open plan across rear of the property, patio

doors with double glazed windows above, further double glazed windows, two ceiling light points, range of wall and base units with marble effect work top over, stainless steel sink and drainer, gas hob, extractor, electric oven, space for fridge freezer, dishwasher and washing machine, central heating radiator, laminate flooring.

#### **First floor landing**

Double glazed window to side, ceiling light point, loft access and central heating radiator.

#### **Bedroom one 10'5" x 11'9" (3.2 x 3.6)**

Double glazed window to front, ceiling light point, central heating radiator, laminate flooring.

#### **Bedroom two 10'5" x 11'9" (3.2 x 3.6)**

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

#### **Bedroom three 5'10" x 8'6" (1.8 x 2.6)**

Double glazed window to front, ceiling light point, central heating radiator, laminate flooring.

### **Bathroom**

Double glazed window to rear, ceiling light point, tiled walls and floor, bath with shower over, low level flush w.c., wash hand basin, central heating radiator.

### **Rear garden**

Decked seating area with gravel surround, good sized lawned area with ventral gravel path, further gravelled area with space for shed and side access to front.

### **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.

18 Hagley Road, Halesowen, West Midlands, B63 4RG

info@lexallanandgrove.com

0121 550 5400

www.lexallanandgrove.com

**LexAllan  
Grove**

local knowledge exceptional service