



1 Rockley Road
Rowley Regis,
B65 8LG

Offers In Excess Of £280,000

...doing things differently



A spacious and extended three bedroom detached property in a highly sought after location, well placed for access to local shops and amenities, good local schools, and good transport links.

The property briefly comprises of Entrance porch, spacious reception hall, a well proportioned open plan lounge/sitting room with feature fireplace and access through to conservatory, a generously sized fitted kitchen with internal access to garage, and a separate dining room. Heading upstairs are three generously sized bedrooms, a pleasant landing with loft access hatch, and modern refitted bathroom.

The property externally offers ample off road parking via the large driveway, a side access to rear, and garage. At the rear is an attractive private rear garden. AF 24/04/24 V1 EPC-D



Lex Allan Grove loves...







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

Tarmac driveway with large gravelled front garden which can also be used for additional parking, access to garage with up and over door.

Entrance porch 3'3" x 6'9" (1.0 x 2.07)

Double glazed sliding front door and additional double glazed side window, ceiling light and tiled flooring.









Hallway 6'0" x 12'1" (1.85m x 3.69m)

Composite double glazed front door, ceiling spot lights, smoke alarm, central heating radiator, stairs leading up to first floor and wood effect laminate flooring.

**Lounge 12'6"ax x 9'6"in x 12'1"in x 23'9"ax
(3.82max x 2.91min x 3.70min x 7.26max)**

Double glazed bow window to front, two ceiling lights, two central heating radiators, feature gas fire place, wood effect laminate flooring, double glazed patio doors leading to;

Conservatory 8'11" x 11'9" (2.74 x 3.59)

Ceiling light, double glazed units surrounding and for roof, central heating vertical radiator, tiled flooring with further double glazed patio doors leading out to the rear garden.

**Dining room 9'0" max x 5'11" min x 11'5" max x 8'1" min
(2.76 max x 1.82 min x 3.49 max x 2.47 min)**

Double glazed window to rear, ceiling light, central heating radiator, wood effect laminate flooring, storage cupboard under stairs and door way leading to;

Kitchen 8'5" x 15'3" (2.57 x 4.65)

Double glazed window to side, composite double glazed door with individual double glazed panels, two ceiling lights, central heating radiator, selection of wall and base units with stone effect worktop, space for range master with extractor above, additional wine rack storage on the wall mounted units, 1.5 sink and drainer and space for washer and dryer and also dishwasher, built in fridge and freezer. Located off the back of the kitchen is internal access to;

Garage 8'6" x 19'3" (2.61 x 5.89)

Up and over door, ceiling light, electric for additional fridge/freezer or laundry space.

Landing

Double glazed window to side, ceiling light with smoke detector and CO2 sensor, loft access hatch with pull down ladder. Loft space is fully boarded and fully insulated with lighting.

Bedroom one 12'5" x 12'1" (3.80 x 3.69)

Double glazed window to front, ceiling spot light, central heating radiator, make up station and built in wardrobes and chest of draws.

Bedroom two 11'6" x 11'11" (3.53 x 3.65)

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

Bedroom Three 6'3" x 8'2" (1.92 x 2.50)

Double glazed window to front, ceiling light, vertical central heating radiator,

Bathroom 6'8" x 8'3" (2.05 x 2.52)

Modern bathroom, double glazed window to rear with wall mounted extractor, ceiling spot lights, separate shower cubicle. impressive large bath, low level w.c. wash hand basin with additional storage underneath, designer heated towel rail, part tiled wall, tiled flooring.

Garden

Decked seating area, raised bed and rockery leading off, lawned area which goes over to landscaped garden which has further raised slabbed seating area, large gravelled area, space for a shed, side access leading back to front.

Freehold 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 C.

Money Laundering Regulations

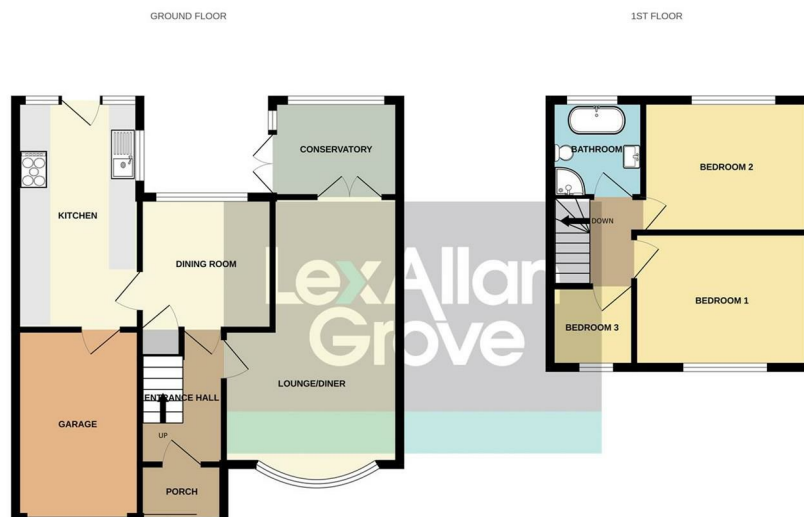
In order to comply with Money Laundering Regulations, from June 2017, all prospective purchasers are required to provide the following - 1. Satisfactory photographic identification. 2. Proof of address/residency. 3. Verification of the source of purchase funds. In the absence of being able to provide 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 our panel of surveyors 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 10% of the fee that you pay capped at £200.00 This referral fee does not impact the actual fee that you would pay had you approached any of the panel of surveyors directly 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.



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 is given for their operability or efficiency can be given.
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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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