



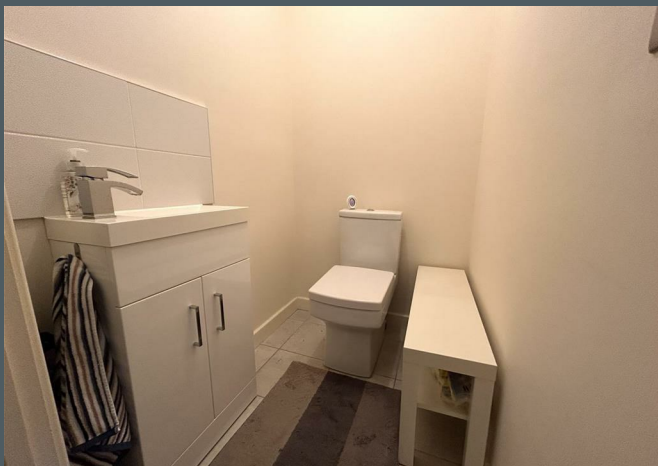
8 Chichester Drive
Rowley Regis,
West Midlands B65 0EW
Offers Based On £195,000

...doing things differently



SUPER STARTER HOME WITH NO UPWARD CHAIN. This spacious two bedroom offers move in ready accommodation done to a high standard being situated towards the end of a popular cul de sac. The property itself comprises of parking area to front, entrance hallway, kitchen, lounge, and downstairs w.c. To the first floor are two good sized double bedrooms and attractive house bathroom. Finally a beautifully presented garden with side access makes this property a must view. JE V1 27/04/2024 EPC=B







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 an unadopted road, off road parking space for one car plus visitor parking spaces, astro turf front lawn, block paved pathway, side gate access to rear, water tap to front, composite front door with glazed inserts.

Entrance hall

Doors to kitchen, downstairs w.c. and lounge, spotlights to ceiling, central heating radiator.



Kitchen 9'10" x 8'2" (3.0 x 2.5)

Spotlights to ceiling, double glazed window to front, central heating radiator, range of matching wall and base units, complementary work surfaces over, tiled splashbacks, central heating boiler, stainless steel one and a half bowl sink with mixer tap and drainer, integrated oven with four ring electric hob, stainless steel chimney extractor, space for fridge freezer, plumbing for washing machine.

Downstairs w.c.

Tiled floor, low level flush w.c., wash hand basin and vanity unit with storage beneath, tiled splashback.

Lounge 16'0" x 12'1" including stairs (4.9 x 3.7 including stairs)

Spotlights to ceiling, double glazed French doors to rear with side matching double glazed windows, central heating radiator, cupboard under stairs, t.v. point and stairs to first floor accommodation.

First floor landing

Access to loft space, doors to bedrooms and bathroom.

Bedroom one 12'5" x 12'1" (3.8 x 3.7)

Double glazed window to rear, central heating radiator, door to cupboard.

Bedroom two 9'10" x 12'1" (3.0 x 3.7)

Two double glazed windows to front, central heating radiator.

Bathroom

Spotlights to ceiling, double glazed obscured window to side, stainless steel vertical radiator, low level flush w.c., pedestal wash hand basin with mixer tap, panel bath with mixer tap and shower over, tiled splashbacks.

Rear garden

Fenced boundaries, slabbed pathway with stone chippings leading to side gate access to front, slabbed patio area, lawn, plant beds and slabbed area for garden shed.

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 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.

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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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