

LexAllan
Grove



RICS

the mark of
property
professionalism
worldwide



31 Roman Way
Rowley Regis,
West Midlands B65 9RB
Guide Price £255,000

...doing things differently



"FAB FAMILY HOME HAS LARGER THAN USUAL PLOT" Occupying a superb plot within this quiet cul de sac, this fabulous three bedroom detached house simply must be viewed to be appreciated. Situated at this established and popular residential address, the property has been much improved over the years and now offers quality accommodation throughout to include a welcoming reception hall, wonderful lounge, dining room and kitchen to the ground floor; whilst to the first floor there are three good bedrooms, house bathroom and separate wc. A driveway providing substantial off road parking sits to the front and leads to a garage to side. In addition, there is are fabulous well maintained gardens to both front, rear and side. Perfectly positioned close to a range of local amenities, we anticipate a high level of interest in this property so please call the office at the earliest opportunity. PS 5/8/19 V2 EPC=E



Lex Allan Grove loves...
the fabulous garden plot







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. Even today significant amounts of building still goes on and the David Wilson development in Glaslyn Avenue had become one of the sought after locations in Rowley. Rowley is well served by Blackheath High Street with its selection of traditional shops and Sainsbury supermarket just of 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 tarmacadam driveway to side leading to garage with lawned garden to front and side housing a variety of mature plants and shrubs. The main entrance door is positioned to the side of the driveway and opens into reception hallway.

Reception hallway

Main entrance door to side, central heating radiator, built in under stairs cloak/under stairs store cupboard, door to front opening to lounge.

Lounge 15'5" x 10'9" (4.7 x 3.3)

Double glazed lead effect bow window to front, central heating radiator, feature decorative fire surround and hearth with inset living flame gas fire, door to rear to inner lobby with stairs to first floor accommodation and archway to rear to dining room.

Dining room 10'5" x 7'10" (3.20 x 2.40)

Double glazed lead effect bow window to side, further double glazed lead effect French doors opening to garden, two central heating radiators, door to side into kitchen.



Kitchen 7'2" x 8'10" (2.2 x 2.7)

Double glazed lead effect window to rear overlooking garden, central heating radiator, range of wall mounted and base units with roll edge work surfaces over incorporating a sink and drainer with mixer tap over, integral electric double oven and grill, four burner gas hob with tiled splashback and extractor hood over, integral fridge, further tiling to splashback areas and tiled flooring.

First floor landing

Double glazed lead effect window to side, access to loft space via hatch, built in airing cupboard housing wall mounted boiler and doors leading to bedrooms, bathroom and w.c.

Bedroom one 9'2" excluding door recess x 11'5" (2.8 excluding door recess x 3.5)

Double glazed lead effect window to front, central heating radiator, range of mirrored fitted wardrobes.

Bedroom two 7'6" x 10'5" (2.3 x 3.2)

Double glazed lead effect windows to rear and side dual aspect, central heating radiator, built in store cupboard/wardrobe.

Bedroom three 6'2" x 8'6" (1.9 x 2.6)

Double glazed lead effect window to front, central heating radiator.

Bathroom

Obscured lead effect double glazed window to rear, wall mounted ladder style radiator, white suite comprising of panelled bath with telephone shower mixer tap and electric shower over, pedestal wash hand basin, floor to ceiling tiling and wood effect flooring.

Separate w.c.

Obscured lead effect double glazed window to side, low level close coupled w.c., wall mounted wash hand basin with tiled splashback, timber effect flooring.

Side garage 6'10" min x 19'4" (2.1 min x 5.9)

Having metal up and over door to front, double glazed lead effect door to side giving access to garden, laundry area to rear comprising of sink and drainer with tiled splashback, space and plumbing for washing machine and dryer.

Rear garden

Extensive landscaped rear garden offering a mixture of both feature paved and lawned areas with beds and borders housing a variety of plants and shrubs, raised decked patio areas, timber built garden shed, timber fencing to enclose with gated access to front leading to further landscaped lawned side garden.

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.

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 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 Grove Ltd do not have any authority to make representation and accordingly any information is entirely without responsibility on the part of Lex Allan Grove Ltd 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 and interior measurements are wall to wall. 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.



**Lex Allan
Grove**

Lex Allan Grove Estate Agents
18 Hagley Road, Halesowen
West Midlands B63 4RG

0121 550 5400
lexallangrove.com
info@lexallangrove.com