



25 Church Road  
Rowley Regis,  
West Midlands B65 9EU

*Guide Price £180,000*

*...doing things differently*



“SUPER SEMI ON LARGER THAN USUAL PLOT” Located at this well established residential address close to St Michael's High School, this wonderful family home has been much improved in recent years and must be viewed to be appreciated. The property has enjoyed a great deal of care and attention from the current owners and now offers high quality accommodation throughout to include a porch and entrance hall, lounge diner with feature fireplace, refitted kitchen, three bedrooms, refitted bathroom and separate WC. Outside, there is a garden to rear and ample driveway parking to front with space to side to potentially extend or add garage (subject to relevant approval), all within close proximity to local amenities. In addition, the property is being sold with NO UPWARD CHAIN. Please call at the earliest opportunity to arrange your opportunity to view. PS 7/1/20 V4 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. 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 faculty. 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 block paved driveway to front providing off road parking for numerous cars and offering potential to extend or add garage to side subject to relevant planning approval. Step to the front leads to entrance door into porch.

## Porch

Obscured glazed windows to front and side, part wood panelling to walls, step up to main entrance door opening into reception hallway.

## Reception hallway

Main entrance door and obscured glazed window to porch, central heating radiator, stairs rising to first floor accommodation, doors leading to lounge diner and refitted kitchen.

## Lounge diner 7'10" min 10'2" max x 23'11" (2.4 min 3.1 max x 7.3)

Double glazed bay window to front and further double glazed sliding patio door to rear garden, two central heating radiators, feature decorative fire surround and hearth with inset electric fire.

## Refitted kitchen 8'2" x 8'10" (2.5 x 2.7)

Double glazed window to rear overlooking garden, central heating radiator, range of white high gloss wall mounted and base units with quartz effect work surface over incorporating a stainless steel sink and mixer tap over, integral electric oven and four burner hob with tiled splashback and extractor over, space and plumbing for washing machine, further space for fridge freezer, built in under stairs store cupboard/pantry complete with obscured double glazed window to side, oversized metro brick style tiling to splashback areas and vinyl flooring with hardwood stable door to side giving access to garden.

## First floor landing

Double glazed window to side, airing cupboard housing wall mounted vaillant combination boiler, access to loft space via hatch, doors leading to three bedrooms, bathroom and w.c.

## Bedroom one 9'10" x 12'9" (3.0 x 3.9)

Double glazed window to front, central heating radiator.

## Bedroom two 7'10" excluding door recess x 10'9" (2.4 excluding door recess x 3.3)

Double glazed window to rear offering far reaching views to Clent and Walton Hills, central heating radiator.

## Bedroom three 6'2" x 8'10" (1.9 x 2.7)

Double glazed window to front, central heating radiator.

## Refitted bathroom

Obscured double glazed window to rear, white panelled bath with mixer tap and gas powered shower over, pedestal wash hand basin with mixer tap over, central heating radiator, floor to ceiling tiling and vinyl flooring, ceiling mounted extractor fan.

## Separate w.c.

Obscured double glazed window to rear, low level close coupled dual flush w.c., floor to ceiling tiling and vinyl flooring, ceiling mounted extractor fan.

## Rear garden

Block paved area to side housing timber built garden shed and with gated access to front drive, further paved patio area with steps leading down to garden having lawned areas, planted borders and pathway to rear with a mixture of timber fencing and brick walls to enclose.

## 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.

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