



Apt 9 Eden Gardens
Rowley Regis,
West Midlands B65 8BF
Offers In Excess Of £120,000

...doing things differently



"FANTASTIC FIRST TIME BUY OR INVESTMENT" This top floor two bedroom apartment has spacious accommodation throughout and is located in a popular residential address close to shops and local amenities. The property briefly comprises of entrance hallway, two bedrooms, house bathroom and en-suite with lounge with dining space and opening to kitchen area. The property also includes loft access and parking space to rear. Viewing is essential to fully appreciate the high standard of accommodation on offer. Leasehold. LA 3/1/20 V2 EPC=D



Lex Allan Grove loves...
the beautiful
accommodation







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 pathway to entrance door giving access to communal hall with door to parking area and stairs leading to second floor landing with private entrance door giving access into:

Hallway

Having loft access, storage heater, airing cupboard, built in cloaks storage cupboard housing consumer unit, doors radiating to open plan lounge diner.

Open plan lounge diner 11'9" x 13'9" (3.6 x 4.2)

Double glazed French doors to Juliet balcony to front, double glazed window to side, storage heater, t.v. aerial point, telephone point.

Kitchen area 6'2" x 10'2" (1.9 x 3.1)

Wall and base units with roll edge work

surfaces over incorporating one and a half bowl stainless steel sink with mixer tap over, integrated ceramic hob and electric oven, extractor hood over, stainless steel splashback, integrated washer dryer, space for fridge freezer, complementary tiling to walls.

Bedroom one 10'2" x 11'5" (3.1 x 3.5)

Double glazed window to side, wall mounted electric heater, built in wardrobes, t.v. point, door to en-suite.

En-suite

Having obscured double glazed window to side, double shower cubicle, pedestal wash hand basin, low level flush w.c., extractor fan, electric heated towel rail, complementary part tiling to walls.

Bedroom two 7'6" x 8'2" (2.3 x 2.5)

Double glazed window to side, wall mounted heater.

Bathroom

Having bath with mixer tap and shower attachment, pedestal wash hand basin, low level flush w.c., electric heated towel rail, extractor fan, part tiling to walls.

Allocated parking

There is one allocated parking space located at the rear with two further visitor parking spaces being accessed via Carnegie Road.

Tenure

Reference to the tenure of a property are based on information supplied by the seller. We are advised that the property is Leasehold, ground rent and other charges may be payable. A buyer is advised to obtain verification from their solicitor. We are advised that there are 111 years remaining on the lease with an annual ground rent of £150.00 and an annual service charge of £836.00.

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 25% 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.



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Grove**

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