



84 Gorsty Hill Road
Rowley Regis,
West Midlands B65 0HA

Guide Price £400,000

...doing things differently



"DELIGHTFUL, EXCEPTIONALLY LARGER DETACHED WITH FAR REACHING VIEWS"

Built into the hillside, whilst from the front the property appears to be a standard two storey home, to the rear there are three floors and an elevated patio area offering views over the extensive garden and to the Clee Hills beyond. Set behind a generous driveway with parking for a number of cars, entrance is gained via a pair of fabulous antique oak double doors, opening to a porch and welcoming reception hall. Double doors off lead to a superb lounge with patio doors to the rear elevated balcony. The ground floor offers a separate dining room, fully tiled guest cloaks, and very modern kitchen diner with adjoining utility and with further patio doors to the elevated balcony area. On the first floor, there is a master bedroom with luxury en-suite shower room, two further generously proportioned double bedrooms, and a delightful newly fitted house bathroom. On the lower ground floor, in addition to the integral double garage, there is a gym and sauna with kitchenette. At the rear we find a generous garden with covered patio area and extensive lawns. There is potential to build (subject to relevant permission) a bungalow or two semi-detached houses at the end of the garden and planning consent has previously been granted to convert the loft into extra accommodation. Internal inspection of this superb and versatile property is a must. Please call the office at the earliest opportunity to arrange your viewing. PS 8/1/20 V3 EPC=D



Lex Allan Grove loves...
the elevated patio with
far reaching views







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 tarmacadam driveway providing off road parking for a number of vehicles leading to integral garage with lawned fore garden to side and sweeping staircase rising to antique oak front doors into porch.

Porch

Double antique oak doors to front, double glazed window to side, glazed door opening into reception hall.











The ground floor has wall to wall solid oak flooring throughout except in the kitchen which has a modern linoleum tiled floor.

Reception hall

Double glazed window to side, central heating radiators, stairs to first floor accommodation, solid oak flooring, double doors opening to lounge with further doors off to dining room, kitchen with dining area, guest w.c. and door to stairs descending to lower ground level accommodation including the gym and sauna.

Lounge 14'9" x 21'7" (4.5 x 6.6)

Double doors, two double glazed windows to front, further double glazed window and French doors to rear opening to the larger than usual balcony with far reaching views, two central heating radiators, feature decorative fireplace and hearth with inset log burner, solid oak flooring.

Balcony

The larger than usual feature balcony with access via patio doors from both the kitchen and lounge extends to the width of the house with sandstone paving and built in brick barbeque, brick walls to side and white railings to the front. This space offers views to lower garden space and far reaching amazing views to include the Clee Hills and beyond.

Dining room 10'9" x 11'9" (3.3 x 3.6)

Double glazed window to front, central heating radiator, solid oak flooring, glazed door to the kitchen.

Kitchen diner 17'0" x 10'9" (5.2 x 3.3)

Double glazed window and double glazed French doors to balcony, central heating radiator, range of high quality wall mounted and base kitchen units with granite work surfaces incorporating a one and half bowl sink with mixer tap. Space and fittings for gas multifuel range cooker with tiled splashback and stainless steel extractor hood over, space and fittings for dishwasher, further tiling to splashback areas, L shaped opening to;

Utility 4'11" x 5'10" (1.5 x 1.8)

With room for a large double fronted American style fridge, plumbing for washing machine and tumble drier.

Guest w.c.

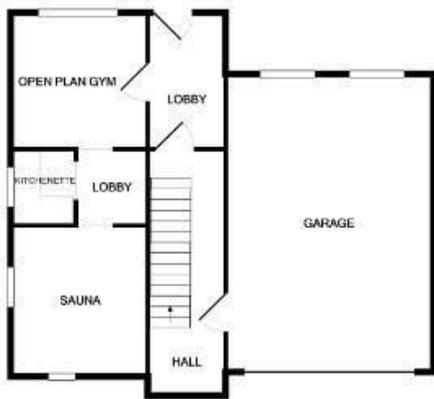
Central heating radiator, low level close coupled dual flush w.c., pedestal wash hand basin with mixer tap over, floor to ceiling tiling, tiled flooring, ceiling mounted extractor fan.

First floor landing

Having central heating radiator, built in store cupboard, doors leading off to three double bedrooms and house bathroom.

Master bedroom 17'0" x 10'9" (5.2 x 3.3)

Two double glazed windows to rear offering far reaching views, two central heating radiators, range of mirrored fitted wardrobes, door to en-suite shower room.



GROUND FLOOR



1ST FLOOR



2ND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 as to their operability or efficiency can be given.
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En-suite shower room

With underfloor heating, obscured double glazed window to side, walk in shower enclosure with remote controlled digital shower and ladder style heated towel rail. Low level close coupled dual flush w.c. bidet, pedestal wash hand basin with mixer tap, floor to ceiling tiling and tiled flooring.

Bedroom two 14'9" x 10'9" (4.5 x 3.3)

Double glazed windows to rear again offering far reaching views, central heating radiator.

Bedroom three 14'9" x 10'5" (4.5 x 3.2)

Double glazed window to front, central heating radiator, built in wardrobe.

House bathroom 10'9" x 6'10" (3.3 x 2.1)

Obscured double glazed window to front, central heating radiator, built in airing cupboard housing wall mounted Vaillant boiler, floor to ceiling tiling. Recently upgraded modern white suite comprising of freestanding roll top bath complete with claw feet, free standing bath mixer tap with hand shower attachment, low level close coupled dual flush w.c., pedestal wash hand basin with mixer tap, separate shower enclosure with shower and rainfall drench attachment

Lower level accommodation

Hallway providing storage with doors off to garage, gym, kitchenette and sauna and with further door to rear to garden.

Inner lobby

Tiled flooring with openings off to kitchenette and to sauna room.

Gym and Sauna room with kitchenette, open plan 26'2" x 9'10" (8.0 x 3.0)

Double glazed windows overlooking the garden, side and front. Fully tiled flooring with step to Swedish sauna. Kitchenette with a range of white wall mounted and base units with roll top work surface over incorporating stainless steel sink, drainer and mixer tap over, metro brick style tiling to splashback areas. The gym and sauna may be used as additional self-contained 'Granny flat' accommodation.

Double garage 15'1" x 21'3" (4.6 x 6.5)

Double garage having remote control roller shutter doors to front, two glazed windows to rear, electric power and lighting.

Rear garden

Large undercover paved patio area and large open paved patio area, steps leading down to lawned area complete with trees and fencing to enclose, (lawn area offering a potential building plot for a bungalow or pair of semi-detached houses (subject to the relevant planning consents)), path to side giving access to front via a gate.

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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.

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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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