



11 Charles Walk
Rowley Regis,
West Midlands B65 9ED
Offers In Excess Of £110,000

...doing things differently



"BENEFITING FROM NO UPWARD CHAIN" This two bedroom end terraced is in need of complete cosmetic renovation briefly comprising of initial entrance hall, through living diner, kitchen, two well proportioned bedrooms, shower room and separate w.c. JC 18/11/19 V1 EPC=D



Lex Allan Grove loves...

the opportunity to put your own mark on this property







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 slabbed pathway with lawned area to side leading to initial storm porch with single glazed windows leading to obscured door gaining access into:

Entrance hall

Having central heating radiator, stairs to first floor accommodation and door off to through living diner.

Through living diner 20'11" x 10'2" min 11'9" max (6.4 x 3.1 min 3.6 max)

Double glazed window to front and rear elevations, central heating radiator, t.v. aerial point and further door off to kitchen.

Kitchen 11'1" x 8'2" (3.4 x 2.5)

Single glazed window and obscured glass door to rear elevation, wall and base units with inset stainless steel sink and drainer, door to useful pantry cupboard, further door to storage under stairs, space and plumbing for additional appliances.

Bedroom one 15'5" x 9'2" (4.7 x 2.8)

Double glazed window to front elevation, central heating radiator, door to storage cupboard over stairs.

Bedroom two 12'1" x 10'2" (3.7 x 3.1)

Double glazed window to rear elevation, central heating radiator.

Shower room

Obscured double glazed window to rear elevation, shower cubicle with mixer shower head over, pedestal wash hand basin.

Separate w.c.

Obscured double glazed window to rear elevation, low level flush w.c.

Rear garden

Accessed via the kitchen or alternatively from rear access. The garden is extremely overgrown and appears to comprise of initial slabbed area with path leading to rear access.

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 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.

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