



4 Admirals Way  
Rowley Regis,  
West Midlands B65 8BL

*Offers Over £400,000*

*...doing things differently*



A GREAT OPPORTUNITY TO VIEW A BEAUTIFULLY PRESENTED FIVE BEDROOM DETACHED PROPERTY. The property is conveniently located being just over a mile away from Rowley Regis train station and other transportation links. The property comprises of porch, spacious entrance hall, lounge, reception room/ dining room, open plan kitchen diner and gym. Five generously sized bedrooms on the first floor, en-suite and shower room. 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. Rowley is well served by Blackheath High Street with its selection of traditional shops and Sainsbury supermarket just off 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 block paved driveway accommodating up to two vehicles and side access to rear garden and access to:

## **Porch**

With double glazed sliding patio door to front and main entrance door giving access into:

## **Entrance hall**

With boxed in central heating radiator, stairs to first floor accommodation and doors radiating to:











#### **cloak Room**

low level w.c, floating wash hand basin unit, heated towel rail, and double glazed window.

#### **Lounge 17'4" x 11'5" (5.3 x 3.5)**

Double glazed bay window to front elevation, two boxed in central heating radiators, wooden flooring, two wall mounted light points, double doors leading to reception/dining room.

#### **Kitchen diner 20'8" x 16'4" (6.3 x 5.0)**

Breakfast bar including draws and built in induction hob with down draft cooker hood extraction fan. Three double glazed electric velux skylights, double glazed bifold doors giving access into rear garden, range of wall and base units with work surface over incorporating sink with mixer tap over, integrated fridge, freezer, two dishwashers, microwave and double oven. Gas under floor heating. Seating area with double glazed window, doors leading off to reception/dining room and gym.

#### **Reception/dining room 10'5" x 7'10" (3.2 x 2.4)**

Boxed in central heating radiator, double doors leading to lounge.

#### **Gym 17'0" x 7'2" (5.2 x 2.2)**

Garage conversion which includes double glazed window to front, electric storage heater and fuse board, floor to ceiling storage cupboard which includes space and plumbing for washing machine, combination boiler and laundry space.

#### **First floor landing**

Boxed in central heating radiator and doors radiating to:

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

Central heating radiator, double glazed window to front, built in wardrobe and cupboard space, door leading to:

#### **En-suite 5'10" x 11'5" (1.8 x 3.5)**

Access via bedroom one and includes wash hand basin, w.c., bidet, heated towel rail, shower and panelled double bath with mixer taps over, tiled walls.

#### **Bedroom two 9'2" x 9'10" (2.8 x 3.0)**

Central heating radiator, double glazed window to rear, built in wardrobes and drawers.

#### **Bedroom three 13'1" x 7'2" (4.0 x 2.2)**

Central heating radiator, double glazed window to front and built in fitted wardrobes, desk and draws.



#### **Bedroom four 7'10" x 6'6" (2.4 x 2.0)**

Central heating radiator, double glazed window to rear, built in wardrobe.

#### **Bedroom five 11'5" x 7'2" (3.5 x 2.2)**

Central heating radiator, double glazed window to front.

#### **Family shower room 6'2" x 8'2" (1.9 x 2.5)**

With w.c., wash hand basin, walk in shower with digital rainfall shower, heated towel rail, tiled walls and double glazed obscured window.

#### **Rear garden**

Having block paved patio area with astroturf beyond, timber constructed bar and separate shed, out door socket and side access to front of property.

#### **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 Grove 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.



**Lex Allan Grove**

**Lex Allan Grove Estate Agents**

18 Hagley Road, Halesowen  
West Midlands B63 4RG

0121 550 5400

[lexallangrove.com](http://lexallangrove.com)

[info@lexallangrove.com](mailto:info@lexallangrove.com)

**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.