



13 John Street  
Rowley Regis,  
West Midlands B65 0EP  
Guide Price £135,000

*...doing things differently*



A FANTASTIC OPPORTUNITY TO VIEW A PROJECT PROPERTY. Situated on the popular John Street Rowley Regis this three bedroom mid terraced property benefits from having good sized rooms and rear garden. The property comprises of lounge, reception room, cellarette, inner lobby, kitchen and bathroom on the ground floor. On the first floor there are three generously sized bedrooms and a good sized garden having vehicular access to the rear. TB 15/9/21 V2 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 front door giving access to:

#### Lounge 12'1" x 12'1" (3.7 x 3.7)

Double glazed window to front, central heating radiator, stone fireplace, cupboard housing meters.

#### Reception room 12'1" x 12'5" (3.7 x 3.8)

Central heating radiator, double glazed window to rear, gas fire, door leading to cellarette.

#### Inner lobby 10'2" x 8'2" (3.1 x 2.5)

Central heating radiator, door leading to garden, door leading to shared pathway, electric storage heater, double glazed window to side.

#### Kitchen 10'5" x 9'2" (3.2 x 2.8)

Range of wall and base units, stainless steel sink unit and drainer, double glazed window to side, part tiled walls.



**Lex Allan Grove loves...**  
the potential of this  
property





## Bathroom

Panelled bath, wash hand basin with mixer tap, w.c., double glazed frosted window to rear, part tiled walls.

## Storage cupboard

Central heating radiator.

## First floor landing

Storage cupboard and doors radiating to:

## Bedroom one 12'1" x 12'1" (3.7 x 3.7)

Double glazed window to front, central heating radiator, three wall mounted lights.

## Bedroom two 12'9" x 9'6" (3.9 x 2.9)

Double glazed window to rear, central heating radiator, storage cupboard with loft access.

## Bedroom three 12'5" x 5'10" (3.8 x 1.8)

Double glazed frosted window to rear, w.c., wash basin and combination boiler.

## Rear garden

Having slabbed patio area leading to lawn area, gated access to the rear for vehicles.

## 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.

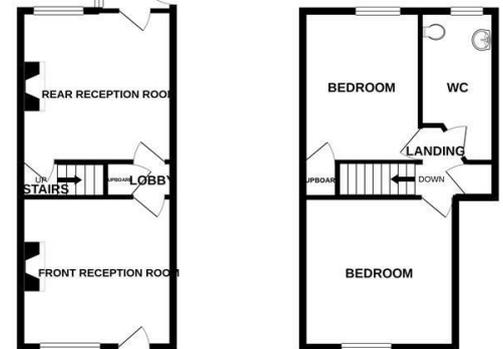
We can also confirm that if we have provided your details to Infinity Financial Advice who we are confident are well placed to provide you with the very best possible advice relevant to your borrowing requirements. You should be aware that we receive a referral fee from Infinity for recommending their 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.

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any 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 here are not been tested and no guarantee as to their operability or efficiency can be given. Made with Hologram ©2021.

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