



9 Hailstone Close  
Rowley Regis,  
West Midlands B65 8LJ

*Offers Over £250,000*

*...doing things differently*



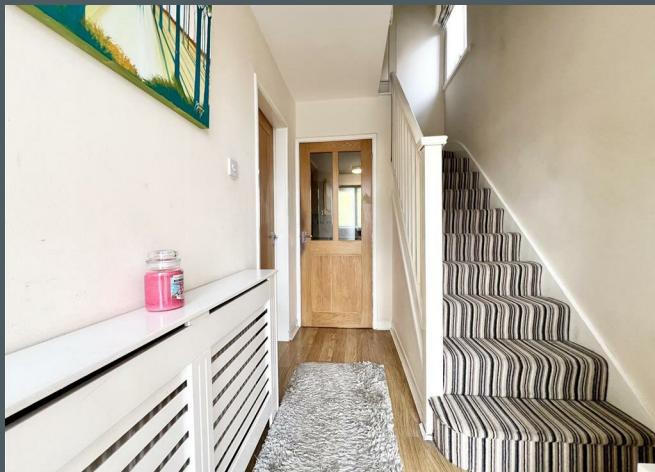
Lex Allan Grove are delighted to offer for sale with NO ONWARD CHAIN a well present and spacious 3 bed semi detached family home. Well placed in a sought after location, this delightful home benefits from good access to transport links, good local schools, and near to an abundance of local shops and amenities.

The layout in brief comprises of Entrance hall with stairs leading to first floor, a spacious dual aspect lounge/ diner with feature fire place, and a modern Kitchen which provides access to the utility room and internal access in the Garage. Heading upstairs are two good sized double bedrooms, a well sized third bedroom, and the house bathroom.

Externally the property offers off road parking with garage access. At the rear of the property is a large rear garden which backs on to the nature reserve.

Property must be seen to be appreciated! AF 5/7/24 V1 EPC=D







## Approach

Via tarmac driveway with steps leading to front door, lawn area, access to garage, double glazed front door to:

## Entrance porch

Ceiling light point, wooden front door with double glazed inserts with frosted glass to either side giving access into:

## Entrance hall

Ceiling light point, stairs to first floor accommodation, central heating radiator, wood effect laminate flooring.

## Lounge diner 9'6" min 12'5" max x 23'11" (2.9 min 3.8 max x 7.3)

Dual aspect with double glazed window to front and rear, ceiling light points, feature electric fireplace, two central heating radiators, laminate wood effect flooring.

## Kitchen 8'10" max 5'10" min x 11'5" (2.7 max 1.8 min x 3.5 )

Double glazed window to rear, ceiling light point, range of wall and base units with stone effect work top, electric hob, electric oven, one and a half bowl stainless steel sink and drainer, tiled splashbacks, breakfast bar, pantry, central heating radiator, wood effect vinyl flooring, steps down to utility room.

## Utility room 8'10" x 9'2" (2.7 x 2.8)

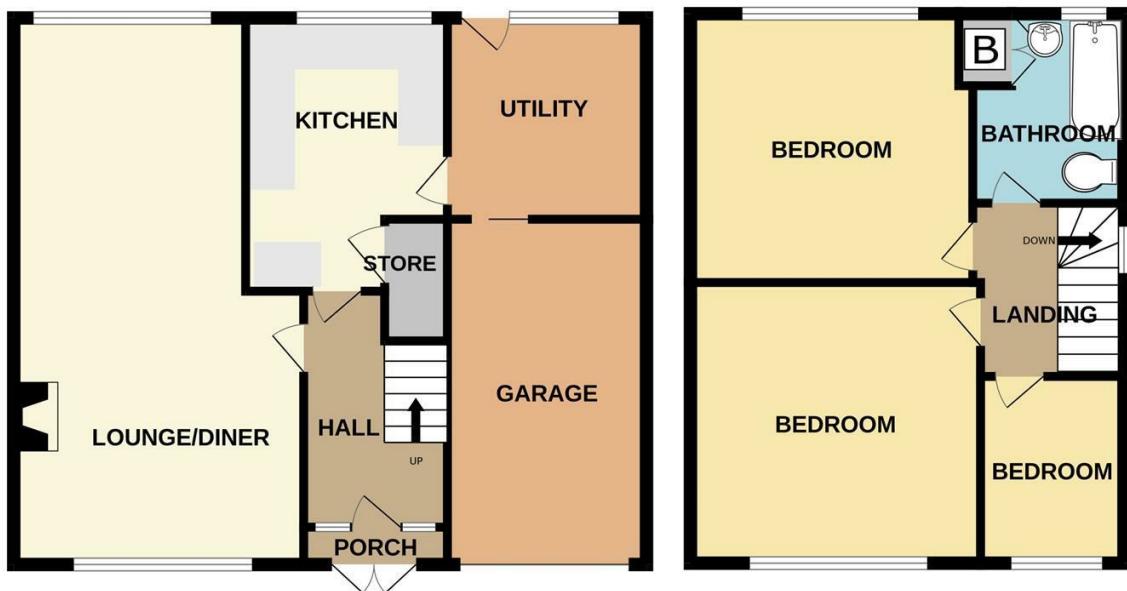
Double glazed window to rear, double glazed patio door to rear, ceiling light point, wood effect vinyl flooring, access into garage.

## Garage 8'10" x 16'4" (2.7 x 5.0)

Housing gas meter, lighting and up and over door.

GROUND FLOOR  
662 sq.ft. (61.5 sq.m.) approx.

1ST FLOOR  
460 sq.ft. (42.7 sq.m.) approx.



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TOTAL FLOOR AREA : 1122 sq.ft. (104.2 sq.m.) approx.

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 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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## **First floor accommodation**

Loft access hatch, ceiling light, double glazed frosted window to side.

### **Bedroom one 12'1" x 12'5" (3.7 x 3.8 )**

Double glazed window to front offering views towards Cleint and the neighbouring district, central heating radiator, ceiling light point, wood effect laminate flooring.

### **Bedroom two 11'9" x 11'5" (3.6 x 3.5)**

Double glazed window to rear, ceiling light point, central heating radiator.

### **Bedroom three 6'2" x 8'2" (1.9 x 2.5)**

Double glazed window to front, ceiling light point, central heating radiator.

## **Bathroom**

Double glazed frosted window to rear, ceiling light point, bath with shower over, tiled walls, wash hand basin, storage cupboard housing combination boiler, low level w.c., central heating radiator with towel rail above, vinyl tiled flooring.

## **Rear garden**

Paved patio area with steps leading to rear of the garden with rockery, lawned area with mature borders.

## **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.

## **Council Tax Banding**

Tax Band is B

## **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 our panel of surveyors 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 10% of the fee that you pay capped at £200.00 This referral fee does not impact the actual fee that you would pay had you approached any of the panel of surveyors directly 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.