



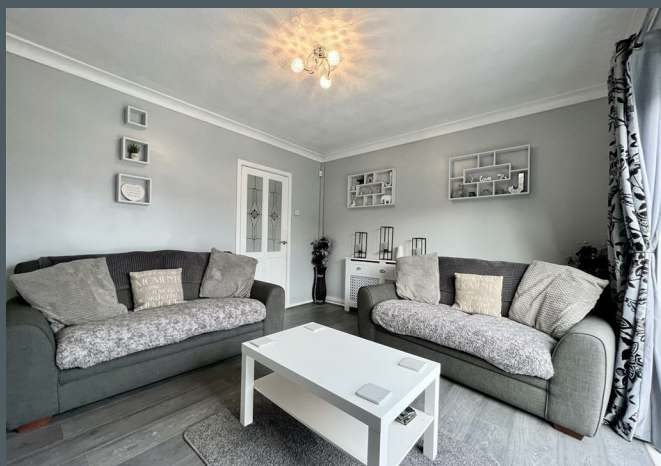
109 Hanover Road
Rowley Regis,
West Midlands B65 9EH
Offers Over £230,000

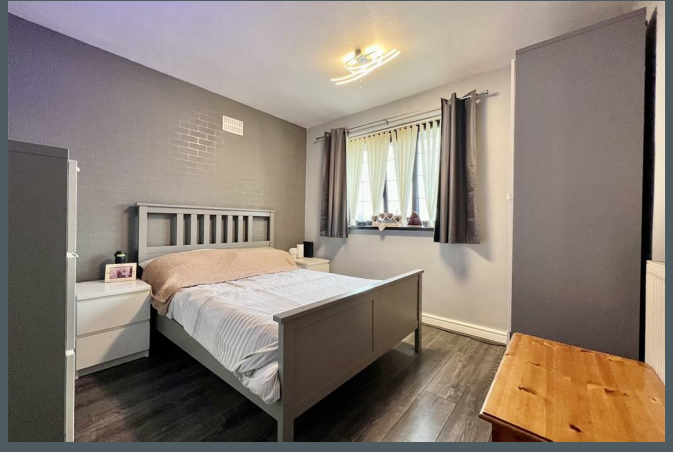
...doing things differently



"FANTASTIC FIRST TIME BUY". This three bedroom semi is the ideal purchase for young families with good sized rear garden and plenty of parking, not to mention a great location being close to commuter links and local amenities. Briefly comprising of driveway to front with parking for numerous cars, entrance hall, lounge, kitchen dining room, and separate w.c./utility room. To the first floor there are three bedrooms, newly fitted bathroom, extensive rear garden, central heating and double glazing throughout. This property is a must view! EJ 25/1/23 V1 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 with drop down security parking bollards, power point, access to side and step up leading to front door.

Hallway

Central heated radiator, wood effect flooring, stairs to first floor, recess under stairs and doors radiating to:

Kitchen Dining Room 10'5" max 9'6" min x 18'8" (3.2 max 2.9 min x 5.7)

Double glazed bay window to front, two double glazed windows to side and door with hatch window leading to rear garden, central heated radiator, wood effect flooring, fitted gloss wall and base units with complimentary work surface over, one and half bowl sink with drainage, tiling to splashback areas, space/plumbing for white goods, integrated electric oven and four ring gas hob with extractor fan over.

Lounge 14'1" max 12'9" min x 11'5" (4.3 max 3.9 min x 3.5)

Double glazed sliding patio doors to rear, central heated radiator, wood effect flooring, feature fireplace and surround with electric fire.

First Floor Landing

Double glazed window to front, access to loft and doors opening into:

Bedroom One 10'2" x 13'9" max 13'1" min (3.1 x 4.2 max 4.0 min)

Double glazed window to rear, central heated radiator, wood effect flooring.

Bedroom Two 10'2" x 10'5" (3.1 x 3.2)

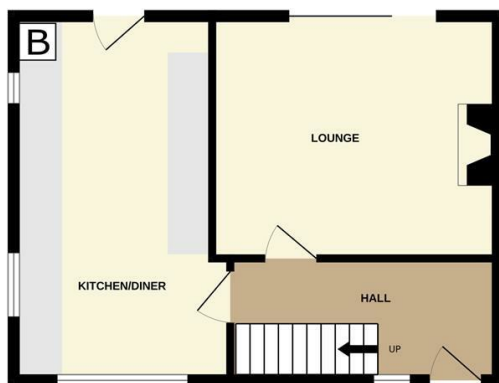
Double glazed window to rear, central heated radiator, wood effect flooring.

Bedroom Three 9'10" max 5'6" min x 7'6" max 4'3" min (3 max 1.7 min x 2.3 max 1.3 min)

Double glazed window to front, central heated

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 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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radiator, wood effect flooring and over stairs storage cupboard.

Family Bathroom

Double glazed obscured window to front, feature tall central heated radiator, tiling to floor and walls, vanity unit with storage, low level w.c. and large fitted walk in shower cubicle.

Garden

Large patio area giving access to side and outside w.c./utility, ample lawn with grey slate chip with raised planters, further patio area beyond with space for a shed.

Outside W.C./Utility Area

Access by covered walkway, fitted work surface with space for white goods under, low level w.c.

Council Tax Band

Tax band is B

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.

Referral Fee's

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.

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.

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 do not have any authority to make representation and accordingly any information is entirely without responsibility on the part of Lex Allan 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. 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 or whether they are year 2000 compliant.

VIEWING View by appointment only with Lex Allan. Opening times: Monday - Friday 9.00am to 5.30pm, Saturday 9.00am to 4.00pm.

18 Hagley Road, Halesowen, West Midlands, B63 4RG

info@lexallanandgrove.com

0121 550 5400

www.lexallanandgrove.com

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