



1 Hailstone Close
Rowley Regis,
West Midlands B65 8LJ

Guide Price £250,000

...doing things differently

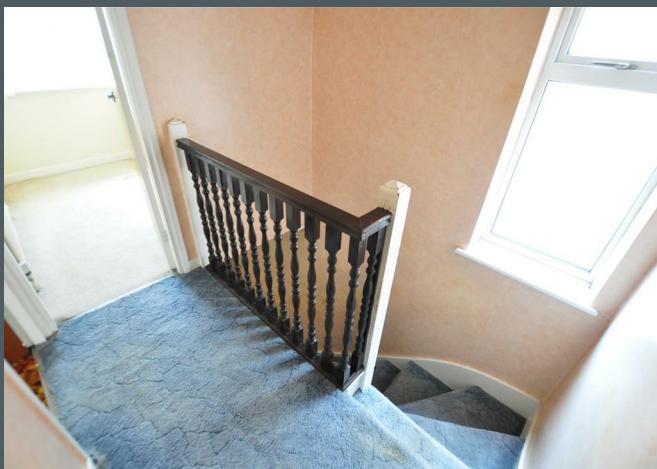


A BRILLIANT OPPORTUNITY TO VIEW A THREE BEDROOM SEMI DETACHED PROPERTY BEING OFFERED WITH NO UPWARD CHAIN ON HAILSTONE CLOSE. This home has a good sized front garden, single garage and a good sized living arrangement on the ground floor and boasts huge amounts of potential which will allow someone to put their own stamp on the property. Comprising of entrance porch, entrance hall, lounge diner, kitchen, utility, side entrance and garage, three bedrooms and house bathroom. For all viewing enquiries please contact the Halesowen office on 0121 550 5400. TB 16/5/22 V2 EPC=D



Lex Allan Grove loves...
the potential of the
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.

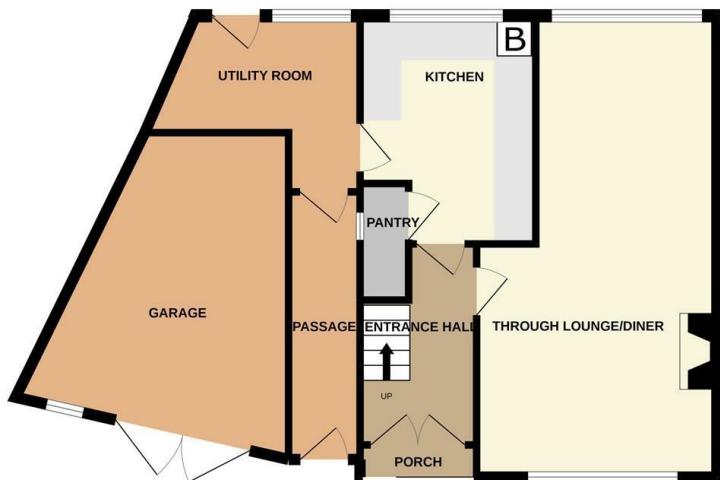
Rowley has a house for everyone from the Victorian terraced houses of the 19th century through the larger semi detached and detached houses built on the estates developed during the 1960's and 1970's. Rowley is well served by Blackheath High Street with its selection of traditional shops and Sainsbury 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 a tarmac driveway with lawn gardens to either side.



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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Entrance porch

Giving access to:

Entrance hall

With central heating radiator, stairs to first floor accommodation, doors leading to lounge diner and kitchen.

Lounge diner 23'11" x 12'5" (7.3 x 3.8)

Two double glazed windows to front and rear, two central heating radiators, stone fireplace.

Kitchen 11'1" max 9'6" min x 9'2" (3.4 max 2.9

min x 2.8)

Range of wall and base units, tiled walls, sink unit and drainer, integrated hob and oven, door to utility room, cupboard housing Worcester Bosch combination boiler, pantry.

Utility 6'2" max 5'10" min x 9'2" max 8'10" min (1.9 max 1.8 min x 2.8 max 2.7 min)

Stainless steel unit and drainer, window to rear, plumbing for washing machine, door to side entrance, door to garage and rear garden.

AGENTS NOTE: This room is an unusual shape.

Side entrance 14'1" x 4'11" (4.3 x 1.5)

Door to front, door to utility.

First floor landing

Access to loft space, double glazed obscured window to side.

Bedroom one 12'1" x 12'1" into wardrobe (3.7 x 3.7 into wardrobe)

Central heating radiator, double glazed window to front, built in wardrobe and storage space.

Bedroom two 11'9" x 12'1" (3.6 x 3.7)

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

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

Double glazed window to front, central heating radiator, built in wardrobe and storage space.

House bathroom

With w.c., panelled bath, wash hand basin, central heating radiator, walls part tiled, double glazed frosted window to rear, built in storage cupboard.

Rear garden

Crazy paved patio area with steps leading to shrubbery and garden.

Garage 15'8" x 16'0" max 7'10" min (4.8 x 4.9 max 2.4 min)

Side hinge garage door, feature window to front, door leading to utility.

AGENTS NOTE: Clients must take into account the shape of the garage and ensure it is fit for their own purpose.

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 C

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.

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

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