



5 Waterfall Lane  
Rowley Regis,  
West Midlands B65 0BL

*Offers In Excess Of £210,000*

*...doing things differently*





Welcome to this charming property located on Waterfall Lane in the town of Rowley Regis. This delightful end terrace house boasts a two cosy reception rooms perfect for relaxing with family and friends, fitted kitchen, two inviting bedrooms, there's plenty of space for a growing family or for guests to stay over, house bathroom and low maintenance rear garden.

One of the standout features of this property is the parking space available for one vehicle, providing ease and convenience for those with a car. Whether you're a first-time buyer looking to step onto the property ladder or a seasoned investor seeking a promising opportunity, this house offers great potential.

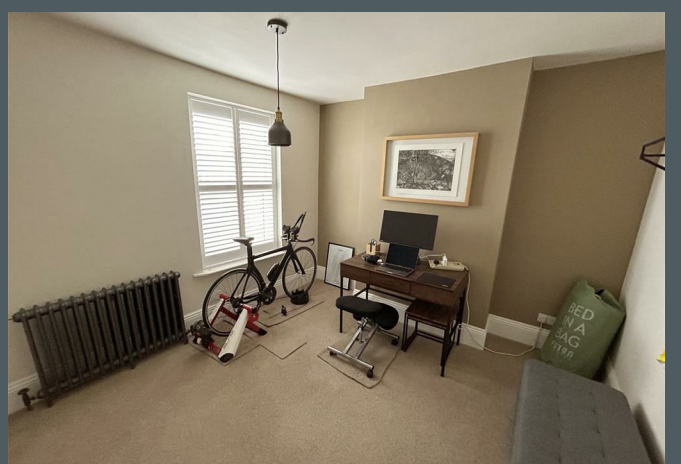
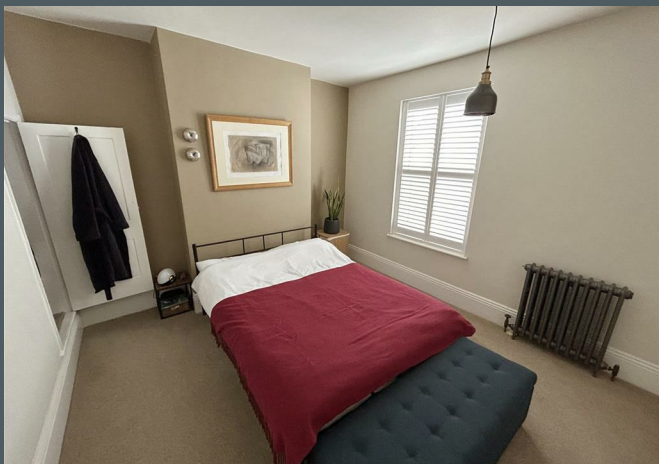
Don't miss out on the chance to make this lovely house your new home. Contact us today to arrange a viewing and discover the endless possibilities that this property on Waterfall Lane has to offer.

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### Approach

Via walled fore garden with steps leading to composite front door with double glazed insert above.

### Front reception room 12'9" max 12'1" min x 10'5" (3.9 max 3.7 min x 3.2)

Double glazed bow window, wooden shutters, wooden flooring, ceiling light point and decorative coving, feature open fireplace with slate hearth, retro central heating radiator.

### Inner hallway

Having wooden flooring and access to cellarette having steps to quarry tiled floor and storage area with lighting. Opening to:

### Diner 15'1" max 13'9" min x 10'9" max 10'9" min (4.6 max 4.2 min x 3.3 max 3.3 min)

Double glazed window to rear with wooden shutters, two ceiling light points, decorative coving, door to stairs to first floor accommodation, feature fireplace with slate hearth, retro central heating radiator, opening into:



**Kitchen 7'10" max x 7'6" min (2.4 max x 2.3 min)**

Double glazed window to side, double glazed door and inserts, ceiling spotlights, karndean flooring, range of wall and base units with composite work top over, four ring gas burner, electric oven, extractor, tiled splashbacks, built in fridge freezer, stainless steel sink and drainer, built in microwave and built in dishwasher.

**Ground floor utility/shower room 7'2" x 6'2" (2.2 x 1.9)**

Karndean flooring, cupboard housing combination boiler, washer dryer, composite work top, double glazed window to side, extractor, ceiling spotlights, double glazed velux window, shower cubicle with tiled walls, low level w.c. unit with wash hand basin, tiled splashbacks.

**First floor landing**

Pull down ladder to loft access hatch, ceiling spotlights, doors radiating to:

**Bedroom one 12'1" max 7'6" min x 10'9" (3.7 max 2.3 min x 3.3 )**

Double glazed window to rear with wooden shutters, ceiling light point, retro central heating radiator, addition of built in store wardrobe with the original loft hatch.

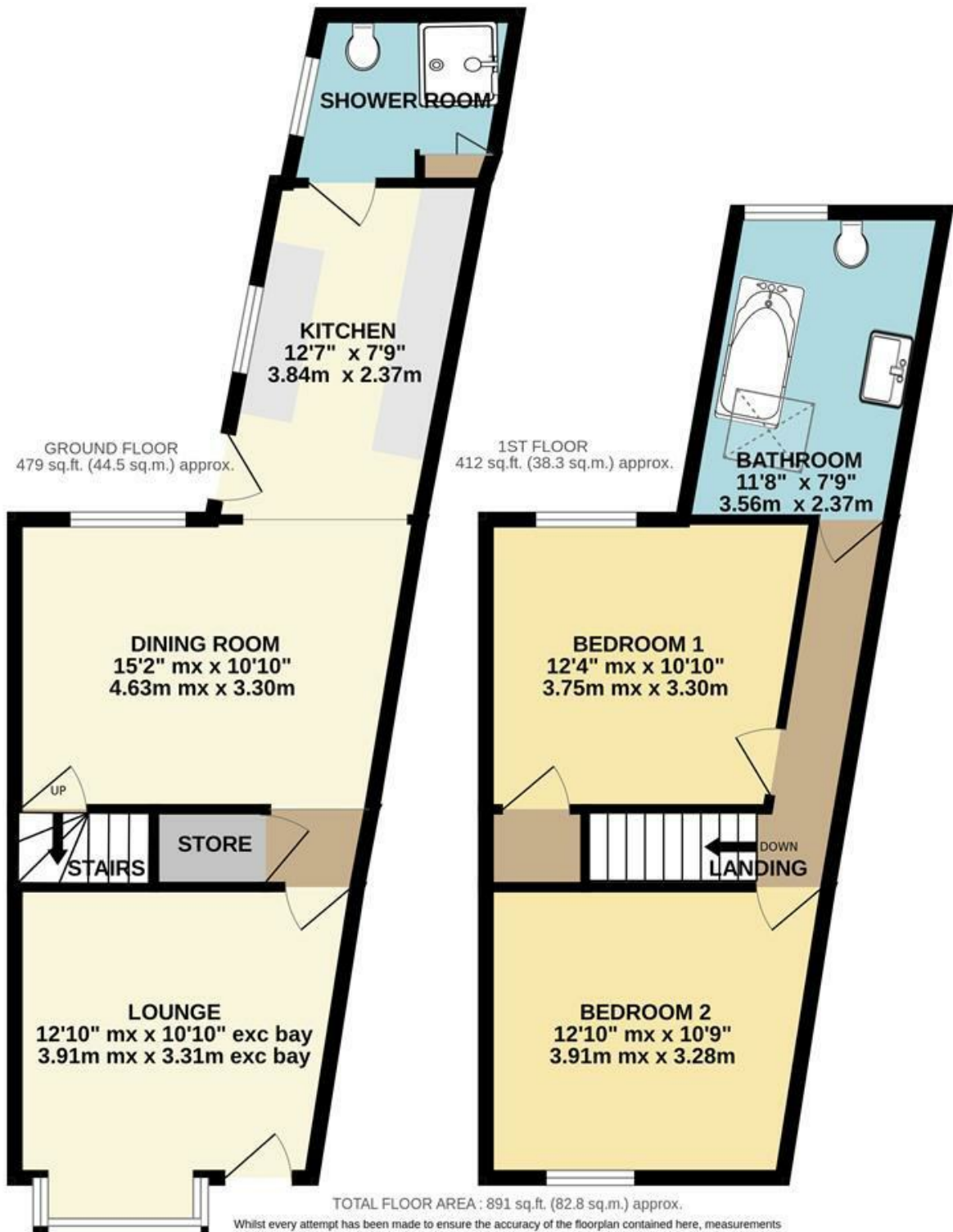
**Bedroom two 12'5" max x 10'9" min x 10'5" (3.8 max x 3.3 min x 3.2)**

Double glazed window to front with wooden shutters, ceiling light point, retro central heating radiator.

**House bathroom**

Double glazed window to rear with wooden shutters, double glazed velux window, spotlights, wall mounted





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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extractor, bath with side tap and shower fitting, tiled splashbacks, low level w.c., wash hand basin with storage beneath and tiled splashback, retro central heating radiator, karndean flooring.

#### **Low maintenance rear garden**

Completely paved garden with seating area, steps leading to second paved area, outbuilding to the rear with double glazed door, to the rear of the garden is parking allocated to number 5. Driveway is accessed via shared driveway which goes on to Perry Park Road.

#### **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 A

#### **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.

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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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