



20b Woolpack Close  
Rowley Regis,  
West Midlands B65 8HY  
*Guide Price £280,000*

*...doing things differently*



NO UPWARD CHAIN ON THIS FOUR BEDROOM DETACHED. Having been constructed within the last few years this detached property boasts move in ready accommodation done to a high standard towards the end of this cul de sac, whilst being in close proximity to local shops and other amenities. The property comprises of driveway to front, spacious lounge, high spec kitchen, downstairs w.c., four bedrooms with master en-suite and house bathroom and finally an attractive garden to the rear. Contact the office at your earliest opportunity to arrange your viewing. LA 12/1/22 V1 EPC=B











### 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 offering parking for a number of cars stepping up to front door giving access to:

#### Lounge 13'5" x 21'3" max 19'8" min (4.1 x 6.5 max 6.0 min)

With central heating radiator, double glazed window and door to front, feature electric fire.

#### Kitchen 17'4" x 8'6" (5.3 x 2.6)

Double glazed window and door to rear, range of wall and base units with work surface over incorporating sink with mixer tap, ceramic hob with extractor hood over, oven, integrated fridge freezer, dishwasher, washing machine, tiled flooring and splashbacks.

#### Separate w.c.

Double glazed window to rear, low level w.c., heated towel rail, wash hand basin with mixer tap over and storage below, tiled flooring and splashbacks, cupboard off housing combination boiler.









### First floor landing

Double glazed window to side, access to loft space, doors radiating to:

### Bedroom one 7'6" min 12'5" max x 10'2" (2.3 min 3.8 max x 3.1)

Double glazed window to front, central heating radiator.

### En-suite

With shower enclosure, heated towel rail, double glazed window to front, wash hand basin with mixer tap over, low level w.c., extractor fan, tiled flooring and splashbacks.

### Bedroom two 7'6" min 10'9" max x 11'5" (2.3 min 3.3 max x 3.5)

Double glazed window to front, central heating radiator.

### Bedroom three 7'6" x 8'2" (2.3 x 2.5)

With double glazed window to rear, central heating radiator.

### Bedroom four 6'2" x 9'6" (1.9 x 2.9)

Double glazed window to rear, central heating radiator.

### House bathroom

Having bath with mixer tap over, wash hand basin with mixer tap over, double glazed window to rear, low level w.c., heated towel rail, tiled flooring and splashbacks and extractor fan.

### Rear garden

With decking area and steps leading to lawn, side gate and all with fencing to enclose.

### 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.

### Council Tax Banding

Tax Band is D

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