



17 Majestic Way  
Rowley Regis,  
West Midlands B65 9RG

*Guide Price £310,000*

*...doing things differently*



A GREAT OPPORTUNITY TO VIEW A TWO BEDROOM DETACHED BUNGALOW. Located on the popular Majestic Way and has well maintained surrounding gardens. This fantastic bungalow is has tarmac driveway, entrance hall, good sized lounge, kitchen diner, two generously sized bedrooms, house bathroom, good sized conservatory and a beautifully presented rear garden. TB 17/8/21 V2 EPC=B



**Lex Allan Grove loves...**  
the corner plot location



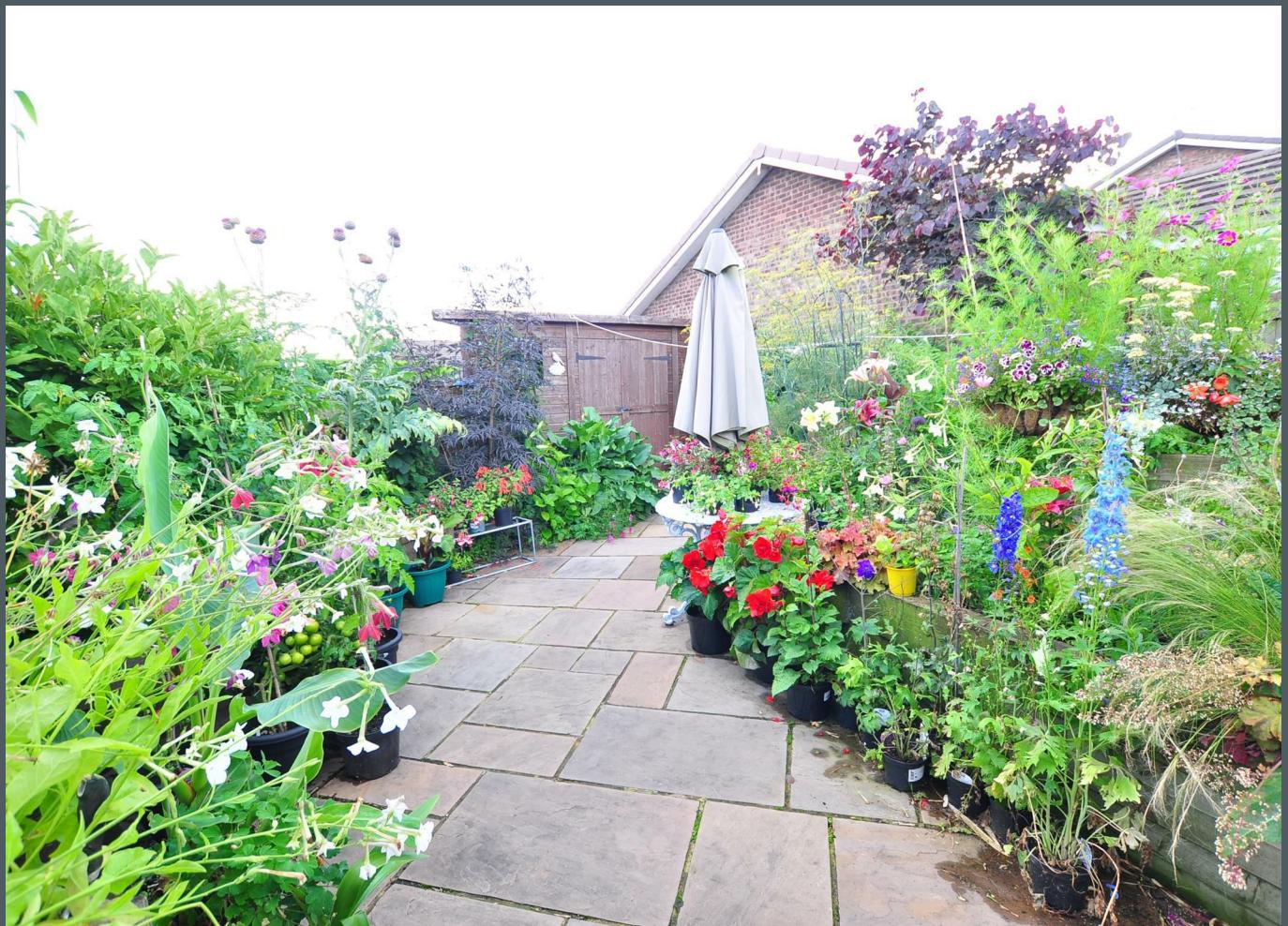




## Location

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 both front and side lawned gardens and well maintained mature planted bedding and trees to surround.

#### **Entrance hall**

Access to loft space, tiled flooring, doors leading to lounge, house bathroom, two bedrooms and reception area.

#### **Lounge 19'8" x 11'9" (6.0 x 3.6)**

Double glazed bow window to front, two central heating radiators, electric fire, t.v. point.

#### **Kitchen diner 21'11" x 13'1" (6.7 x 4.0)**

Double glazed bow window to front, central heating radiator, range of wall and base units, plumbing for washing machine, three double glazed windows, extractor fan, centre island with storage beneath, sink and drainer, secondary access to loft space, integrated dishwasher, fridge and freezer.

#### **Bedroom one 12'5" x 11'9" (3.8 x 3.6)**

Built in wardrobe and storage space, double glazed window to conservatory, central heating radiator, two wall mounted light points.

#### **Bedroom two 10'2" x 8'2" (3.1 x 2.5)**

Two double glazed windows to front and side, heated towel rail, built in storage cupboard housing combination boiler.

#### **Shower room**

Walk in shower, heated towel rail, w.c., wash hand basin with storage beneath, double glazed frosted window to side, walls fully tiled and tiled flooring.

#### **Conservatory 11'9" x 16'4" (3.6 x 5.0)**

Tiled flooring, dwarf brick built construction, electric fire, storage heater, double glazed windows, doors leading to rear garden, wall mounted lights.

## Rear garden

Having gated access to front, slabbed patio area with large plant bedding to surround, wooden shed, gravelled pathway and slabbed steps leading to pergola.

## 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.

## AGENT NOTE

Please note the solar panels are currently leased. For more information please contact the office.

## Council Tax Banding

Tax Band is C

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