



105 Hanover Road
Rowley Regis,
West Midlands B65 9EH

Offers In The Region Of £215,000

...doing things differently



A lovely family home with ample parking to front, entrance porch, entrance hall, attractive lounge with patio door giving access to flat rear garden, breakfast kitchen, utility three bedrooms, family bathroom. Viewing recommended. DAG 10/9/24 V3 EPC=C

Approach

Via driveway with door leading to porch with further door leading to:

Entrance hall

Stairs to first floor accommodation, under stairs store cupboard, door to:

Lounge 13'9" x 11'5" (4.2 x 3.5)

Double glazed patio door to rear, log burning stove, wooden flooring, coving to ceiling, t.v. point.

Breakfast kitchen 9'6" x 12'1" (2.9 x 3.7)

Double glazed window to front, gas hob with oven beneath, sink and drainer, range of wall and base units with work surface over, space for appliances, complementary tiling to walls, plumbing for dishwasher and access to utility area.

Utility 9'10" x 5'2" (3.0 x 1.6)

Door to rear, double glazed window to side, plumbing for automatic washing machine, space for appliances and storage area.

First floor landing

Having loft access, obscured window to front, doors radiating to:

Bedroom one 10'9" into wardrobe x 10'5" (3.3 into wardrobe x 3.2)

Double glazed window to rear, central heating radiator, fitted wardrobes.

Bedroom two 11'5" x 10'2" (3.5 x 3.1)

Double glazed window to rear, central heating radiator.

Bedroom three 7'2" x 9'10" max 8'10" min (2.2 x 3.0 max 2.7 min)

Double glazed window to front, central heating radiator.

Agents Note: Client must take into account the restricted floor space due to the stair bulk head.

Bathroom

Obscured window to front, bath with shower over, vanity wash hand basin, aqua board to splashback areas and w.c.







Garden

Having patio area, pathway leading through lawned area with mature borders and outside store.

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 B

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.

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.

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