



6 Highfield Crescent
Rowley Regis,
West Midlands B65 0BZ
Guide Price £410,000

...doing things differently



VIEWINGS ARE HIGHLY RECOMMENDED FOR THIS BEAUTIFULLY PRESENTED THREE BEDROOM DETACHED PROPERTY. This freehold property boasts a high quality refurbishment situated in the cul de sac of Highfield Crescent this superb property has numerous benefits but to name a few there is a well maintained rear garden with various fruit trees and the property is also being offered with no upward chain. The accommodation comprises of entrance porch, entrance hall, two reception rooms, extended kitchen diner, downstairs w.c. and garage, three good sized bedrooms, house bathroom and en-suite. Please call Halesowen office to arrange your viewing on 0121 550 5400. TB 25/5/22 V5



Lex Allan Grove loves...
the high standard refurb







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 tarmac driveway with block paved edging leading to steps leading up to porch.

Porch

Double glazed window to side and front, central heating radiator, high gloss wood effect laminate flooring. Access to;











Entrance hall

Stairs to first floor accommodation, central heating radiator, high gloss wood effect laminate flooring, under stairs store cupboard, doors to reception rooms and kitchen diner.

Reception room one 14'9" x 13'5" (4.5 x 4.1)

Double glazed bay window to front, high gloss wood effect flooring, living flame gas fire with surround and marble hearth.

Reception room two 12'9" x 11'5" (3.9 x 3.5)

Double glazed French doors to rear garden, with further glazed side window, window to rear, central heating radiator, electric fire.

Extended kitchen diner 16'8" x 9'6" min 20'4" max (5.1 x 2.9 min 6.2 max)

This magnificent room truly is the heart of the house, large double glazed window to the rear flooding the room with light, range of grey Shaker

style wall and base units including display cabinets, integrated Hotpoint dishwasher, five ring range style cooker with filter hood above, centre island with matching base units, feature chrome drop down lights, breakfast bar area, pop up electric point, vertical feature central heating radiator, high gloss ceramic tiling to floor, brick effect marble style tiling to walls, further inset ceiling light points, sink with drainer and mixer tap, plate wash, further double glazed window and door giving access to rear garden.

Downstairs w.c.

Having w.c., wash hand basin.

First floor landing

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

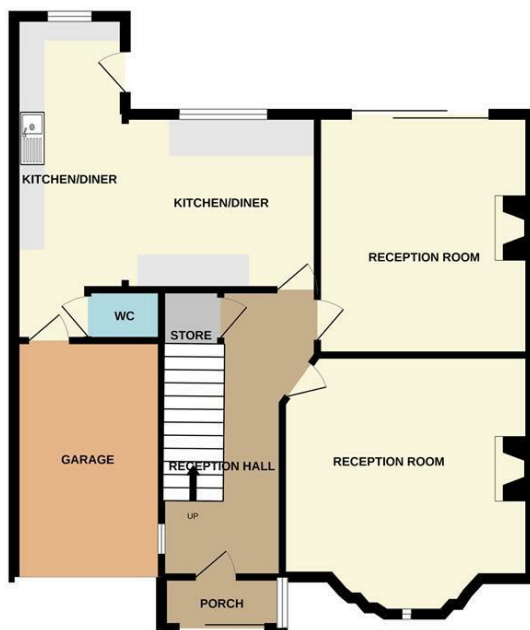
Bedroom one 11'5" x 12'9" (3.5 x 3.9)

Double glazed window to rear, central heating radiator.

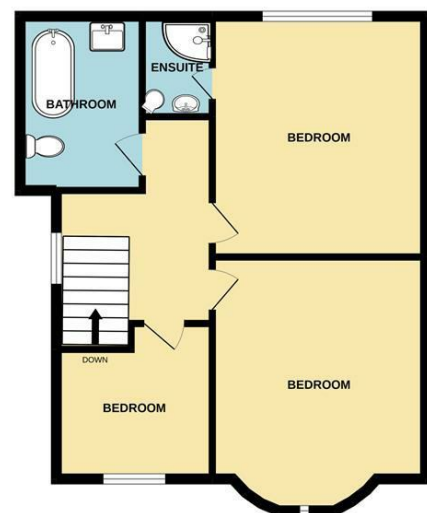




GROUND FLOOR



1ST FLOOR



HIGHFIELD CRES, B65 0BZ

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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En-suite

Enclosed high tech shower, heated towel rail, wash hand basin with storage beneath, double glazed obscured window to rear, walls fully tiled.

Bedroom two 15'1" x 11'5" (4.6 x 3.5)

Central heating radiator, double glazed window to front with far reaching views towards local countryside.

Bedroom three 8'2" x 8'6" (2.5 x 2.6)

Central heating radiator, double glazed window to front.

Agents Note: There is restricted head height in this room due to the stair bulk head.

House bathroom

With w.c., heated towel rail, claw foot bath, vanity unit with wash hand basin and storage beneath, fully tiled walls, ornate tiled effect lino flooring, raised feature panel radiator, double glazed obscured window to rear.

Outside

Slabbed patio area, feature pond, steps leading to lawn garden with a variety of fruit trees, further slabbed pathway leading down to two greenhouses and brick constructed outhouse, two brick outside stores.

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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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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