



57 Ross Heights
Rowley Regis,
West Midlands B65 8DW

Guide Price £280,000

...doing things differently



A BEAUTIFUL FAMILY HOME WITH QUITE POSSIBLY THE BEST VIEW IN ROWLEY REGIS. A well presented three bedroom semi detached family home with amazing far reaching views to the rear. The accommodation briefly comprises of block paved driveway, garage, welcoming entrance hall leading to dining hall, lounge with far reaching views, dining room, fitted kitchen, three good sized bedrooms, family bathroom with shower, stairs to loft room and garage. DAG 18/11/22 V1 EPC=D



Lex Allan Grove loves...
the amazing views from
the rear of the property







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 with garden area to side, door leading to:

Entrance hall

Central heating radiator, further door leading to dining hall.





Dining hall 7'2" min 10'9". max x 15'8" (2.2 min 3.3. max x 4.8)

Double glazed leaded bow window to front elevation, central heating radiator, coving to ceiling, stairs to first floor accommodation, door to:

Lounge 15'8" x 11'1" (4.8 x 3.4)

Double glazed patio door to rear with side panel window, far reaching views, t.v. point, electric fire with marble fire surround and hearth, coving to ceiling, central heating radiator, archway to:

Dining room 6'10" x 7'2" (2.1 x 2.2)

Central heating radiator, window to side lobby and entrance to:

Kitchen 7'2" x 9'2" (2.2 x 2.8)

Double glazed window to rear, one and a half bowl sink with drainer and mixer tap, gas hob with integrated oven and grill, filter hood, space for appliances, plumbing for automatic washing machine, range of wall and base units with roll top work surfaces over, complementary tiling to walls.

Side lobby

Double glazed doors to front and rear.

First floor landing

Having stairs to loft access and doors radiating to:

Bedroom one 14'9" into wardrobe x 10'9" (4.5 into wardrobe x 3.3)

Double glazed window to rear with far reaching views, fitted mirrored wardrobes, central heating radiator.

Bedroom two 7'2" x 10'9" (2.2 x 3.3)

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

Bedroom three 12'1" x 7'6" (3.7 x 2.3)

Double glazed window to front, central heating radiator, door to storage cupboard.

Bathroom

Double glazed obscured window to side, w.c., bath, vanity wash hand basin, separate shower cubicle, complementary tiling to walls, central heating radiator.

Loft area 11'5" x 16'4" max 15'8" min (3.5 x 5.0 max 4.8 min)

Two velux windows to rear, useful study area/occasional room.

Garage 7'10" x 8'6" (2.4 x 2.6)

Having up and over door.

Rear garden

Raised patio area with far reaching views, steps leading down to a shaped lawn with mature borders.

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 C

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.

GROUND FLOOR

1ST FLOOR

2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and 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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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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