



163 Penncricket Lane
Rowley Regis,
West Midlands B65 0RJ

Guide Price £175,000

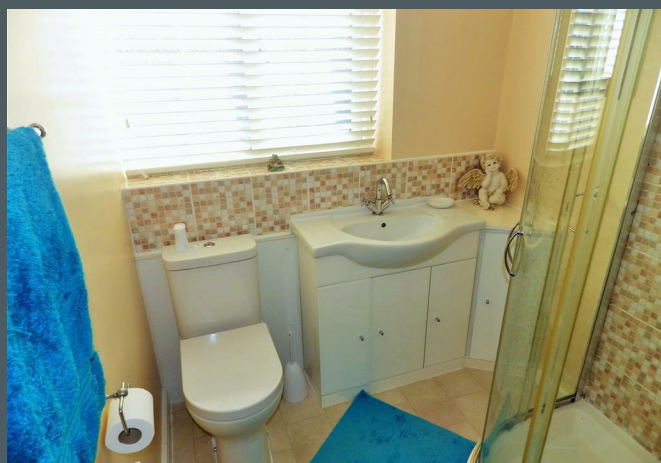
...doing things differently



"SUPER SEMI MUST BE SEEN" Located at this well established residential address, this wonderful family home has been much improved in recent years and must be viewed to be appreciated. The property has enjoyed a great deal of care and attention from the current owners and now offers high quality accommodation throughout to include a porch and entrance hall, lounge with log burner, extended kitchen and dining room (ideal opportunity to create a wonderful open plan kitchen diner), three good bedrooms and shower room. Outside, there is a good sized rear garden, ample driveway parking to front, and further shared approach to side leading to a detached garage, all within close proximity to local amenities and motorway links. Please call at the earliest opportunity to arrange your opportunity to view. PS 11/3/19 V2 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. Even today significant amounts of building still goes on and the David Wilson development in Glaslyn Avenue had become one of the sought after locations in Rowley. Rowley is well served by Blackheath High Street with its selection of traditional shops and Sainsbury supermarket just of 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 faculty. 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 wrought iron gates to front leading to block paved driveway with off road parking facilities whilst to the side there is a shared driveway leading to secure double doors and to detached garage to rear.

Reception hall

Main entrance door to front with obscured double glazed window to side, stairs to first floor accommodation, central heating radiator, door leading to lounge.

Lounge 12'1" x 14'1" (3.7 x 4.3)

Double glazed bow window to front, central heating radiator, feature dual fuel log burner with brick and tiled surround, hardwood glazed doors and windows to rear to extended dining room.

Extended dining room 7'6" mx x 15'8" (2.3 mx x 4.8)

Double glazed sliding patio doors to rear giving access to garden, central heating radiator, door to side leading to extended kitchen.

Extended kitchen 7'2" x 15'8" (2.2 x 4.8)

Double glazed window to rear overlooking garden, central heating radiator, range of cream coloured wall mounted and base units with roll edge work surfaces over incorporating one and a half bowl sink and drainer with mixer tap over, integral five burner gas hob with tiled splashback and extractor hood over, further integral gas oven, space and plumbing for washing machine, serving hatch opening to dining room, built in under stairs store cupboard/pantry, tiling to splashback areas

and obscured double glazed door to side giving access to shared driveway.

First floor landing

Obscured double glazed window to side, access to loft space via pull down ladder, doors radiating to bedrooms and bathroom.

Bedroom one 8'10" x 12'5" (2.7 x 3.8)

Double glazed window to rear, central heating radiator.

Bedroom two 9'2" x 10'9" (2.8 x 3.3)

Double glazed window to front, central heating radiator.

Bedroom three 6'2" into wardrobe x 8'10" (1.9 into wardrobe x 2.7)

Currently being used as a dressing area having double glazed windows to rear, central heating radiator and a range of fitted wardrobes.

Shower room

Obscured double glazed window to front, central heating radiator, airing cupboard housing combination boiler, shower enclosure with electric shower over and tiling to splashback areas, vanity wash hand basin with mixer tap over and storage below and again additional tiling to splashback areas, low level close coupled dual flush w.c.

Rear garden

Paved patio area with steps down to further paving with gated access to side to shared driveway, timber built garden shed to rear. The garden has a lawned areas with borders

housing a variety of plants and shrubs, timber fencing to enclose and gated access to rear.

Detached garage 8'2" x 15'8" (2.5 x 4.8)

Accessed via door to side being of concrete construction with metal up and over door to front and window to rear and side, electric power supply.

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 reserves the right to obtain electronic verification.

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