



4 Pear Tree Drive
Rowley Regis,
West Midlands B65 9QA

Guide Price £259,950

...doing things differently



NO UPWARD CHAIN ON FANTASTIC FAMILY HOME. This four bedroom detached offers high quality move in ready accommodation throughout in a popular cul de sac position. The property briefly comprises of good sized driveway, entrance hall, kitchen, two reception rooms, conservatory and garage. To the first floor there are four good sized bedrooms, master with en-suite, house bathroom and finally to the rear there is an attractive and private rear garden. Contact the office at your earliest opportunity to arrange your viewing. LA 2/10/20 V1 EPC=D



Lex Allan Grove loves...
the good sized corner
plot







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 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 offering parking for a number of cars with slabbed pathway and gravelled borders leading to:

Entrance hall

With double glazed door to side, central heating radiator.









**Downstairs w.c.**

With central heating radiator, low level w.c., wash hand basin, double glazed window to front and tiling to splashbacks.

Lounge 10'2" min 10'5" max x 13'5" (3.1 min 3.2 max x 4.1)

With double glazed window to rear, central heating radiator.

Dining room 8'2" x 12'1" (2.5 x 3.7)

Central heating radiator, double glazed window and door to rear, stairs to first floor accommodation.

Kitchen 9'10" x 6'10" (3.0 x 2.1)

With tiled flooring and tiled splashbacks, double glazed window to front, range of wall and base units with work surfaces over incorporating sink and mixer tap, gas hob with extractor hood over, integrated oven.

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

Double glazed windows and doors.

First floor landing

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

Bedroom one 10'9" x 10'9" max 8'10" min (3.3 x 3.3 max 2.7 min)

Double glazed window to rear, central heating radiator and built in wardrobes.

En-suite

With tiled flooring and splashbacks, low level w.c., wash hand basin with mixer tap over and storage below, double glazed window to side, heated towel rail, shower enclosure and extractor fan.

Bedroom two 8'2" x 8'10" min 11'1" max (2.5 x 2.7 min 3.4 max)

Central heating radiator, double glazed window to rear, built in wardrobes.

Bedroom three 7'2" x 7'10" min 9'6" max (2.2 x 2.4 min 2.9 max)

Double glazed window to front, central heating radiator, built in wardrobes.

Bedroom four 10'5" x 5'10" (3.2 x 1.8)

Central heating radiator, double glazed window to front, built in wardrobes.



House bathroom

Tiling to splashbacks, central heating radiator, low level w.c., wash hand basin, double glazed window to side, bath with electric shower over and extractor fan.

Garage 8'2" x 18'0" (2.5 x 5.5)

With metal up and over door to front and housing combination boiler,

Rear garden

Slabbed patio area stepping up to lawn, gate giving access to side and all with timber fencing to enclose.

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.

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