

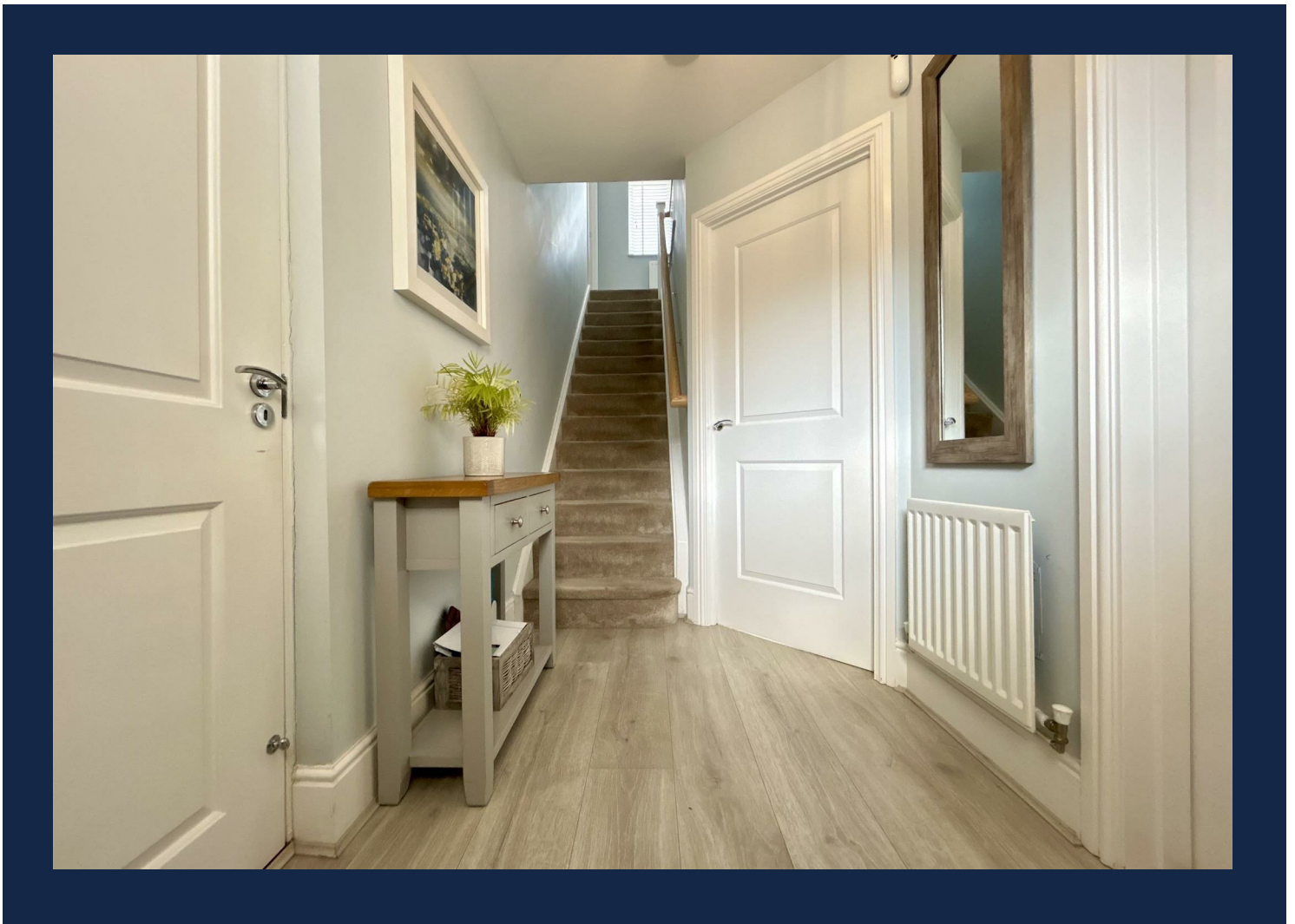
Grove.

FIND YOUR HOME



59 Bill Thomas Way
Rowley Regis,
West Midlands
B65 9AQ

Offers In Excess Of £400,000



A Stunning Redrow-Built Detached Home in Rowley Regis

Located on the sought-after Bill Thomas Way, this beautifully presented detached home - built by Redrow in 2018 - offers generous parking and a high-quality finish throughout. The property features a high-specification kitchen and utility room, and is situated within a friendly, well-established neighbourhood. With easy access to local amenities, including Blackheath town centre, a choice of supermarkets, popular primary and secondary schools, and nearby parks such as Britannia Park, this home is ideally positioned for modern family living.

The front of the property showcases the classic Redrow Heritage design, complete with a tarmac driveway, side gate access, and integral garage store. Upon entering, the welcoming hallway leads to a bright reception room, the garage store, a stylish open-plan kitchen/diner, and stairs to the first floor. The kitchen is finished to a high standard, with integrated appliances and French doors opening onto the rear garden, enhancing the sense of space and light. The adjoining utility room adds further practicality, with external garden access and a convenient downstairs W.C. Upstairs, the property offers four well-proportioned bedrooms, including a master with en-suite shower room, along with a modern family bathroom. The rear garden is thoughtfully landscaped with patio, decking, a lawned area, and a custom-built bar - perfect for entertaining or relaxing outdoors.

This exceptional property combines quality, comfort, and location, making it a superb opportunity for buyers seeking a stylish and spacious home in the heart of Rowley Regis. JH 28/08/2025 EPC=B







approach

Via tarmacadam driveway, lawned area, access to garage. double glazed obscured front door into entrance hall.

Entrance hall

Central heating radiator, stairs to first floor accommodation, doors into reception room, open plan kitchen and into the garage.

Reception room 11'1" x 8'10" (3.4 x 2.7)

Double glazed window to front, central heating radiator, feature electric fire.

Kitchen 13'9" x 14'9" (4.2 x 4.5)

Patio doors to the rear, central heating radiator, wall and base units with square top surface over, splashback tiling, microwave oven, integrated fridge freezer, integrated dishwasher, one and a half bowl sink with mixer tap and drainer, gas hob, extractor, inset ceiling light points, door into utility.

Utility 5'6" x 9'2" (1.7 x 2.8)

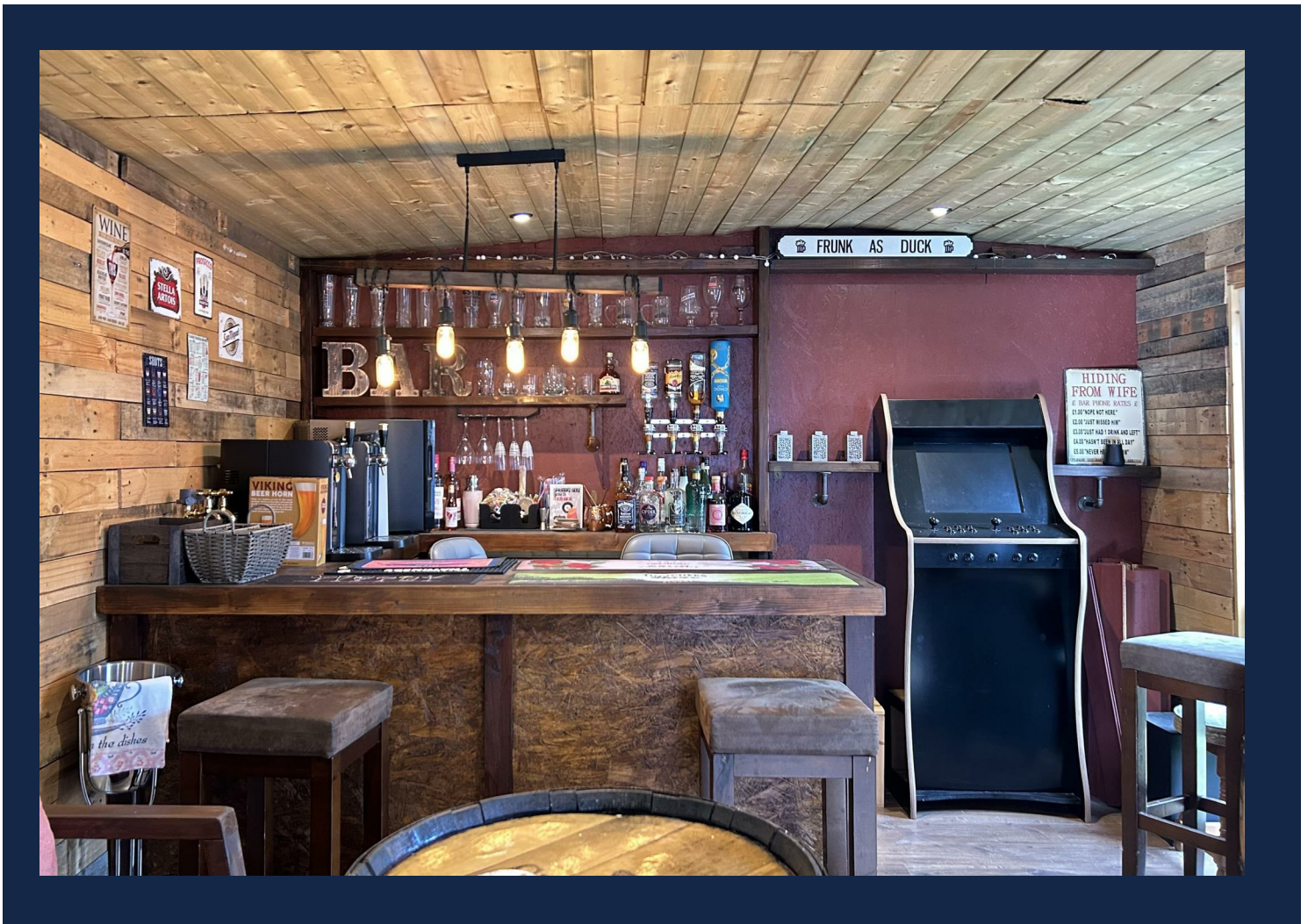
Double glazed obscured door to rear garden, double glazed window to rear, central heating radiator, high gloss base units with square top surface over, splashback tiling, sink with mixer tap and drainer, space for washing machine and dryer, door to under stairs store cupboard, door into w.c.











Separate w.c.

Double glazed obscured window to rear, low level flush w.c., central heating radiator, wash hand basin with mixer tap and splashback tiling.

First floor landing

Loft access, central heating radiator, double glazed window to the rear, airing cupboard housing hot water cylinder, access to bedrooms and bathroom.

Bedroom one 13'5" x 11'1" (4.1 x 3.4)

Double glazed window to front, central heating radiator, media wall, door into en-suite shower room.

En-suite

Double glazed obscured window to front, low level flush w.c., wash hand basin with mixer tap and shower.

Bedroom two 10'9" x 10'5" (3.3 x 3.2)

Double glazed window to rear, central heating radiator.

Bedroom three 10'9" min 12'1" max x 9'10" (3.3 min 3.7 max x 3.0)

Double glazed window to front, central heating radiator.

Bedroom four 10'5" max 8'6" min x 9'2" (3.2 max 2.6 min x 2.8)

Double glazed window to rear, central heating radiator.

Bathroom

Double glazed obscured window to side, wash hand basin with mixer tap, vertical central heating towel rail, low level flush w.c., bath with shower over.

Rear garden

Slabbed patio area, raised decking, lawn and home office/bar. Side access to the front via slabbed path and stone chipping borders.

Office/bar 17'4" x 11'5" (5.3 x 3.5)

Double glazed French doors, wooden panelling to ceiling and walls, three double glazed windows to the side, wooden bar, power and fuse box.



Garage

Up and over door to front, fuse box and door into store cupboard.

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 D

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. All prospective purchasers will be required to undergo Anti-Money Laundering (AML) checks in accordance with current legislation. This may involve providing identification and financial information. It is our company policy to do digital enhanced checks through a third party and a fee will be payable for these checks." We will not be able to progress you offer until these checks have been carried out.

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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.

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