

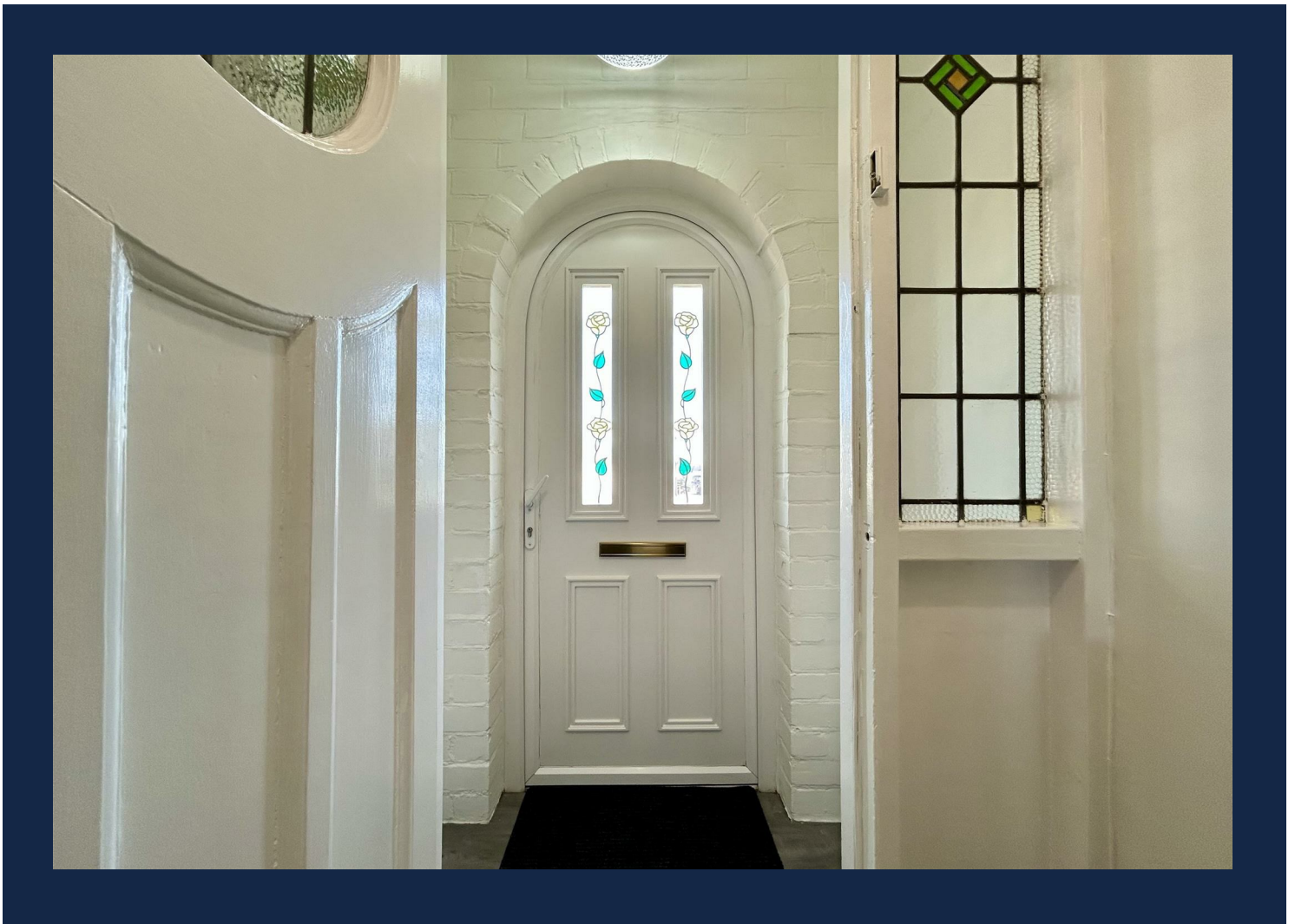
# Grove.

FIND YOUR HOME



54 Throne Crescent  
Rowley Regis,  
West Midlands  
B65 9JD

Offers In The Region Of £230,000



On Throne Crescent in Rowley Regis, this charming semi-detached home offers an excellent opportunity for families and first-time buyers alike. Ideally positioned in a residential setting, the property enjoys close proximity to green spaces such as Warrens Hall Local Nature Reserve, while remaining conveniently near local amenities and transport links, including Rowley Regis train station.

The home features a driveway to the front and gated access leading to a well-kept rear garden. Inside, the property comprises an entrance porch and hallway with useful under stairs storage, along with access to a bright front lounge and an open-plan kitchen and living area, perfect for modern family life. Upstairs, there are three well-proportioned bedrooms and a family bathroom. The rear garden is beautifully maintained, offering a combination of decking, patio and lawn, ideal for relaxing or entertaining.

This is a wonderful opportunity to create lasting memories in a welcoming community. Don't miss your chance to make this lovely house your new home. JH 08/04/2026 EPC=D







#### Approach

Via tarmacadam driveway, lawn area with raised stone chipping beds, step up to the double glazed front door into entrance porch.

#### Entrance porch

Stained glass door and windows to entrance hall.

#### Entrance hall

Central heating radiator, stairs to first floor accommodation, under stairs storage housing central heating boiler, fuse box and electric meter, window into the kitchen diner, doors into the lounge and kitchen diner.

Lounge 10'9" max 9'10" min x 13'5" max 10'9" min (3.3 max 3.0 min x 4.1 max 3.3 min)

Double glazed bay window to front, central heating radiator, feature fireplace.

Kitchen diner 15'8" min 18'0" max x 15'8" max 10'9" min (4.8 min 5.5 max x 4.8 max 3.3 min)

Double glazed door to rear, double glazed window to rear, two double glazed windows to each side and further double glazed window to rear, central heating radiator, feature fireplace, breakfast island, wall and base units with work surface over, splashback tiling to walls, space for slim line dishwasher, integrated oven, hob, extractor, pull out larder unit.

#### First floor landing

Double glazed obscured window to side, loft access, doors into three bedrooms and bathroom.







#### Bathroom

Double glazed obscured window to rear, central heating radiator, bath with mixer tap and shower screen, pedestal wash hand basin and mixer tap, low level flush w.c.

Bedroom one 11'1" min 13'9" max x 10'5" max 9'2" min (3.4 min 4.2 max x 3.2 max 2.8 min)

Double glazed bay window to front, central heating radiator, feature fireplace.

Bedroom two 10'9" x 10'9" max 9'10" min (3.3 x 3.3 max 3.0 min)

Double glazed window to rear, central heating radiator, feature fireplace.

Bedroom three 7'2" x 5'10" (2.2 x 1.8)

Double glazed window to front, central heating radiator.

#### Rear garden

The garden has a slabbed patio area to the side, astro turf, decking leading to rear decked seating area, decked and brick wall planting areas and brick built outhouse.

#### 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.

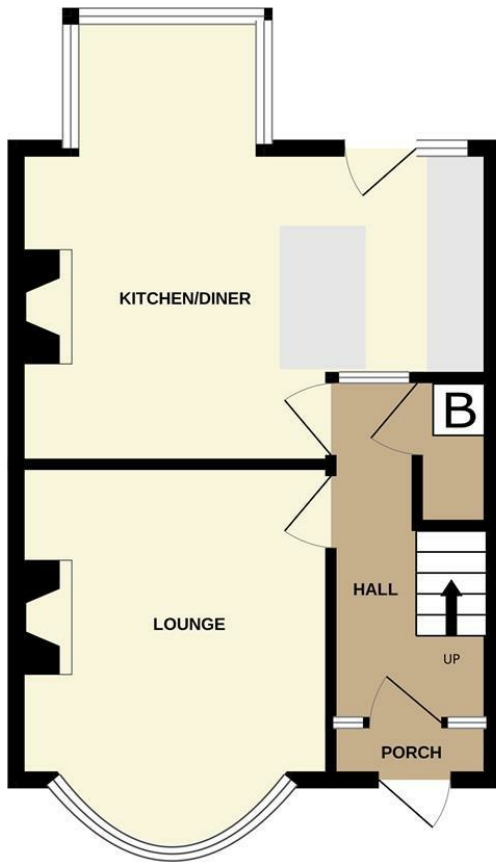
#### Council Tax Banding

Tax Band is B

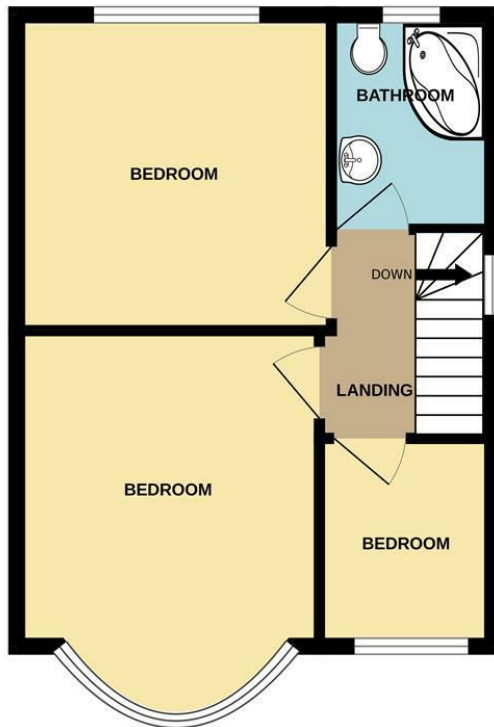
#### Money Laundering Regulations

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 your offer until these checks have been carried out.

GROUND FLOOR  
395 sq.ft. (36.7 sq.m.) approx.



1ST FLOOR  
377 sq.ft. (35.0 sq.m.) approx.



TOTAL FLOOR AREA : 772 sq.ft. (71.7 sq.m.) approx.

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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## 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 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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