

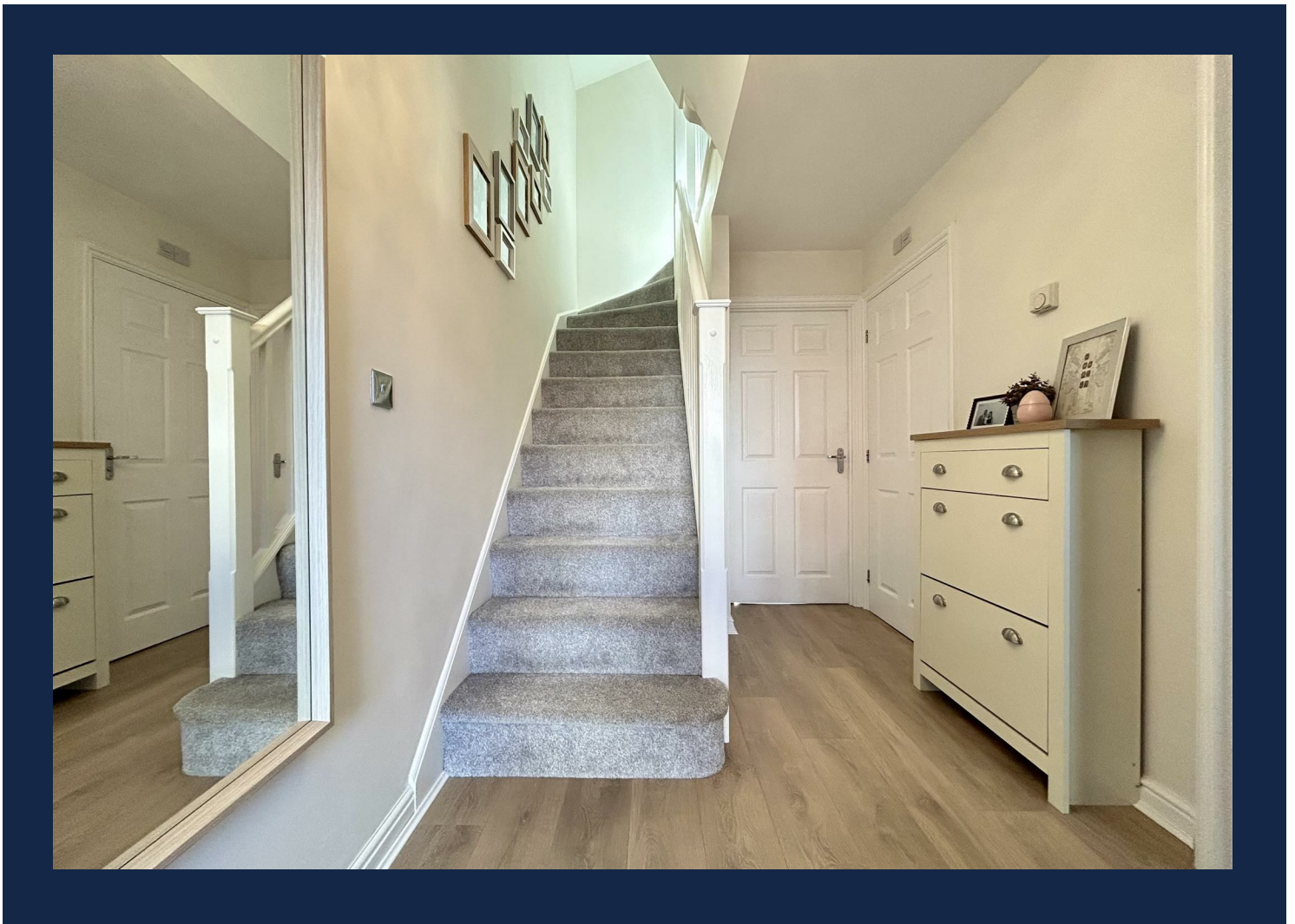
Grove.

FIND YOUR HOME



4 Bryan Budd Close
Rowley Regis,
West Midlands
B65 9BB

Offers In The Region Of £270,000



On Bryan Budd Close in Rowley Regis, this modern terraced home offers an excellent opportunity for first-time buyers or small families. The area is known for its friendly community and convenient amenities, providing the perfect balance of suburban tranquillity and accessibility. Local shops, schools, and parks are all within easy reach, further enhancing the appeal of this attractive home.

The accommodation is arranged over three floors. The ground floor comprises a welcoming lounge, kitchen, and a convenient downstairs W.C. The lounge features double doors opening onto the low-maintenance rear garden, creating a pleasant indoor-outdoor living space. On the first floor, there are two well-proportioned bedrooms and a family bathroom. The second floor is dedicated to the spacious master bedroom, which benefits from its own en-suite shower room. Externally, the property also offers a garage and a tarmac driveway, accessed via a shared driveway to the side of the property.

Early viewing is recommended to fully appreciate this charming home on Bryan Budd Close, where comfort, practicality, and community living come together. JH 26/03/2026 V2
EPC=C







Approach

Via gated frontage with stone chipping and slabbed path to double glazed obscured front door leading into entrance hall.

Entrance hall

Central heating radiator, stairs to first floor accommodation, doors into downstairs w.c., kitchen and reception room.

Kitchen 5'2" min 7'10" max x 11'1" (1.6 min 2.4 max x 3.4)

Double glazed window to front, central heating radiator, wall and base units with roll top surface over, splashback tiling to walls, space for fridge freezer, integrated oven with gas hob, extractor, one and a half bowl sink with mixer tap and drainer, space for washing machine, central heating boiler.

Downstairs w.c.

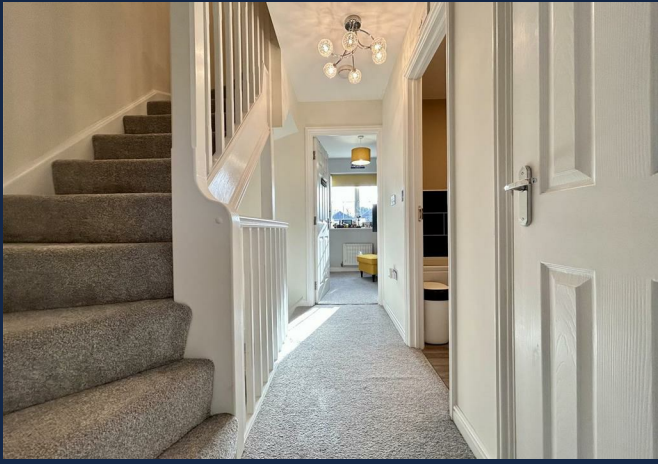
Low level flush w.c., central heating radiator, vanity style wash hand basin with mixer tap and splashback tiling.

Reception room 15'5" x 12'1" (4.7 x 3.7)

Double opening double glazed French doors to rear, two double glazed windows to rear, central heating radiator, door to under stairs storage.

First floor landing

Doors into family bathroom, airing cupboard housing water tank and two bedrooms.











Bedroom three 7'10" x 12'5" (2.4 x 3.8)

Double glazed window to rear, central heating radiator.

Family bathroom

Bath with mixer tap and splashback tiling, pedestal wash hand basin, low level flush w.c., central heating radiator.

Bedroom two 8'6" x 12'5" (2.6 x 3.8)

Two double glazed windows to front, central heating radiator, built in wardrobe.

Second floor landing

Door into the master bedroom.

Master bedroom 14'1" x 12'5" max 8'6" min (4.3 x 3.8 max 2.6 min)

Double glazed window to front, central heating radiator, loft access which is part boarded and door into the en-suite.

En-suite

Obscured skylight, low level flush w.c., pedestal wash hand basin and shower, central heating radiator.

Garden

Slabbed patio and stone chipping area with steps to further stone chipping area, gated access to shared passage.

Garage 16'8" x 8'6" (5.1 x 2.6)

The garage is en-bloc with up and over door to front.

Tenure

References to the tenure of a property are based on information supplied by the seller. We are advised that the property is freehold and has a service charge of £250. 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. 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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