

Grove.

FIND YOUR HOME



10 Brickhouse Road
Rowley Regis,
West Midlands
B65 8HD

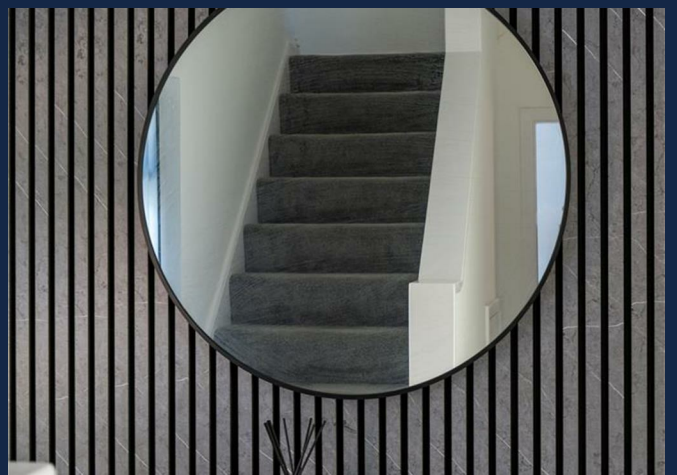
Offers In The Region Of £260,000

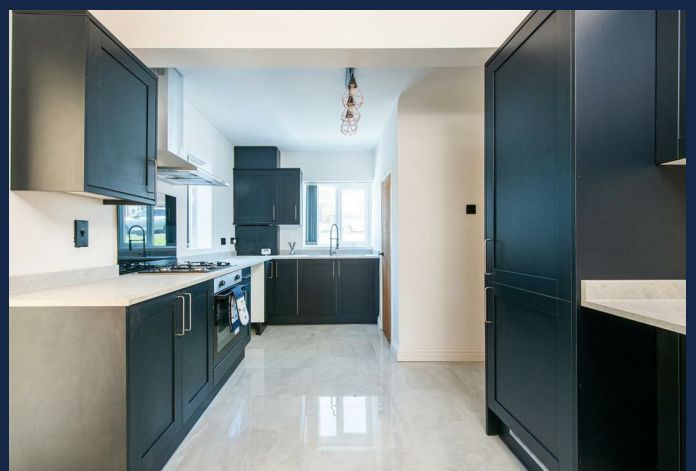


On Brickhouse Road in Rowley Regis, this beautifully renovated semi-detached home presents an excellent opportunity for first-time buyers or anyone seeking move-in-ready accommodation. Ideally located, the property is within easy reach of local amenities and benefits from excellent transport links, making it particularly appealing for commuters.

The home has been thoughtfully updated to suit modern living. To the front, there is a driveway and a gently sloping path leading to the entrance. Inside, the property comprises an entrance hall, a fitted kitchen with access to a practical utility area, and a comfortable lounge. The dining room offers versatile use and could easily serve as a fourth bedroom, with the downstairs bathroom lending itself well as an en-suite. The lounge also provides access to the rear garden. Upstairs, there are three well-proportioned bedrooms and a family bathroom. The rear garden is designed for low maintenance, featuring a patio area and stone chippings, ideal for relaxing or entertaining.

This appealing home on Brickhouse Road offers a fantastic chance to join a welcoming community while enjoying a stylish and functional living space. Early viewing is highly recommended. JH 21/04/2026 EPC=D







Approach

Via concrete paved driveway to front with pathway down to the double glazed obscured front door into the entrance hall.

Entrance hall

Stairs rising to first floor, double glazed window to front, central heating radiator, doors into kitchen and lounge, under stairs storage houses electric meter, fuse board and gas meter.

Lounge 14'1" x 11'9" (4.3 x 3.6)

Central heating radiator, double glazed door to rear, feature fireplace with surround.

Kitchen 9'6" x 14'1" (2.9 x 4.3)

Double glazed window to front and side, door to pantry having obscured window to side, match wall and base units with square top marble effect surface over, splashbacks, integrated oven, gas hob, extractor, sink with mixer tap and drainer, central heating boiler, integrated fridge freezer, vertical central heating radiator, doors into utility space and dining room/fourth bedroom.

Dining room 8'6" x 9'6" (2.6 x 2.9)

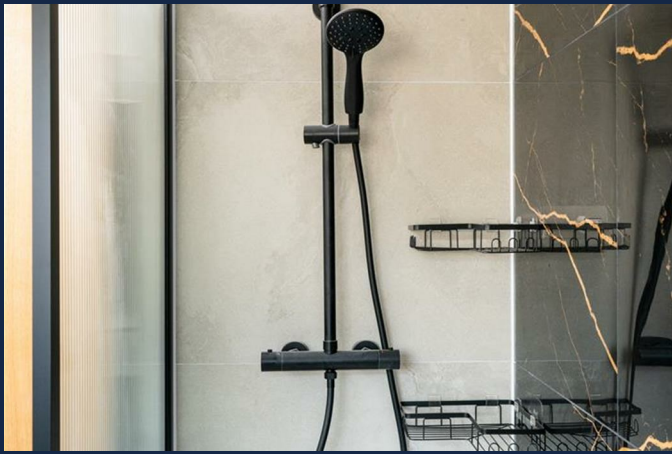
Double glazed window to rear, central heating radiator, door into downstairs bathroom.











Bathroom

Double glazed obscured window to side, vertical central heating radiator, free standing bath with mixer tap, shower with monsoon head over, low level flush w.c., wash hand basin with mixer tap.

Utility

Double glazed obscured door to front, obscured window to rear, double glazed obscured door to the side, central heating radiator, window to side.

First floor landing

Loft access, double glazed obscured window to the side, doors into three bedrooms and bathroom.

Bathroom

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

Bedroom two 9'6" x 12'1" (2.9 x 3.7)

Double glazed window to rear, central heating radiator, fitted storage.

Bedroom one 11'1" x 11'9" max 10'5" min (3.4 x 3.6 max 3.2 min)

Double glazed window to rear, central heating radiator.

Bedroom three 8'6" x 9'6" (2.6 x 2.9)

Double glazed window to front, central heating radiator, built in storage over the bulk head.

Rear garden

The garden offers a stone chipping courtyard area.

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

Money Laundering Regulations

In order to comply with Money Laundering Regulations, from June 2017, all prospective





GROUND FLOOR



1ST FLOOR



While every attempt has been made to ensure the accuracy of the floorplan contained herein, 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.
Made with floorplan 12/2024

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.

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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