



AP MORGAN

Wendover Road, Rowley Regis
Asking Price £270,000

Features:

- Three double bedrooms plus a single bedroom
- Versatile ground floor bedroom/conversion, ideal as a home office, playroom or guest space
- Substantial lounge/dining room with front bay window
- Log burning fireplace
- Double French doors opening onto the rear garden
- Space for a large dining table and chairs
- Modern fitted kitchen with ample counter space
- Integral under-stairs storage cupboard
- Utility room with access to the rear patio
- Contemporary family bathroom
- South-facing rear garden with stunning views
- Paved patio, ideal for outdoor furniture and entertaining
- External storage
- Secondary decked patio for additional seating
- Paved steps leading down to a generous grass lawn
- Ample space for planting and outdoor activities
- Off-street parking for multiple vehicles

Description:

A house that grew right alongside the family living in it. And it's still got room to grow for the next one.

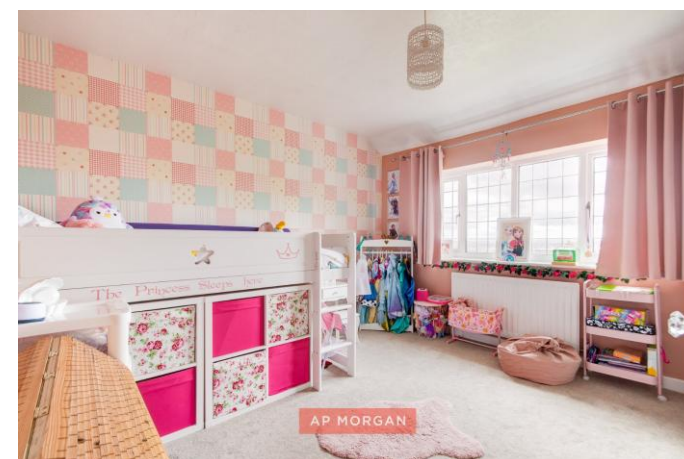
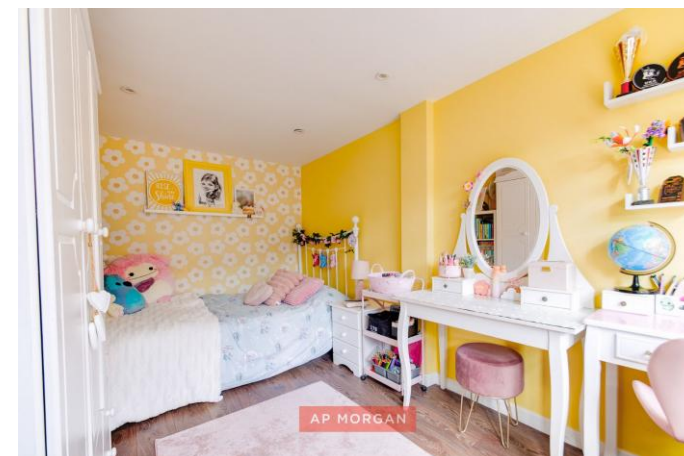
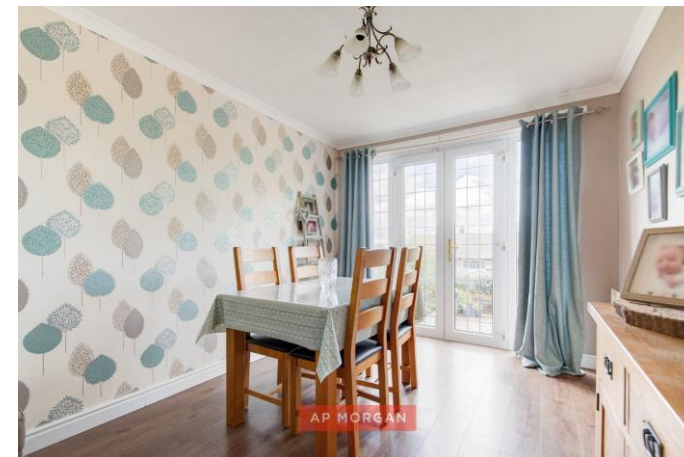
Set within a quiet, friendly pocket of Rowley Regis, this semi-detached home offers three double bedrooms, a single, and a versatile ground floor conversion that has done everything from playroom to home office to guest bedroom over the years. There's a substantial bay-fronted lounge with a log burner and French doors out to the garden, a modern fitted kitchen with a handy utility room, and a south-facing rear garden with genuinely stunning views, finished by off-street parking for multiple vehicles. Offered at £270,000, this is a home that's been lived in properly, and loved every day of it.

We asked them what made them buy it...

"Upon arrival we were surprised by how spacious the property was, and we fell in love with the views. I already knew the estate well and knew it was a very quiet neighbourhood. The open plan living room, the huge garden, and the large bedrooms were perfect for starting a family. It's a very quiet street with friendly neighbours, and we've got lovely neighbours directly next door. We're close to Warrens Hall Nature Reserve, which has lovely walks with fishing pools and horse fields, Star Valley Restaurant for lovely food and atmosphere, and Springfield Social Club for a great night out and community events. Our children go to the local school, which was important to us, and it's within walking distance. There's a bus stop at the bottom of the street, and Rowley, Sandwell and Dudley train stations are all within a ten minute drive, along with the M5. The local dance schools and swimming clubs have made living here really special too."

What about the house itself?

"The living room is where we spend most of our time. It's large, open plan, and has access straight out to the garden. The log burner makes it so cosy on winter nights, it's the perfect social



space for family gatherings. We're always out in the garden, there's lots of space for the kids to play on the trampoline and swings, and our summer barbecues bring everyone together. We converted the garage into a living space, and it's had so many lives: a playroom first, then an office, and now it's being used as two bedrooms. We've also fitted a new boiler, a new bathroom, and landscaped the garden. The south-facing home feels bright, warm and welcoming throughout the day, with lovely natural light in the mornings, a sunny atmosphere in the afternoons, and cosy winter evenings by the fire. The living room and the view out the back always get a reaction from guests. This has been a very happy home for us, with so many wonderful memories made here, and we hope the next owners enjoy making their own."

Our agents say...

This is a home that flexes to whatever life throws at it. That converted garage space could be a fourth bedroom, a home office, or a teenager's retreat, entirely up to you. The lounge is a real showstopper, with a bay window, log burner, and French doors pulling the garden straight into the room. And what a garden it is: patio, decked seating, a generous lawn, and views that make it feel like a proper retreat. Whether you're a young family, a couple after peace and quiet, or a keen gardener, this one ticks a lot of boxes. Fancy a look? Get in touch and we'll show you round.

Details: Porch

Hall

Lounge/Dining Room 24'4" x 12'6" (7.42m x 3.8m) Both Max

Kitchen 11'4" x 8'11" (3.45m x 2.72m) Both Max

Utility Room 9'1" x 7'9" (2.77m x 2.36m)

Bedroom Three 13'4" x 8' (4.06m x 2.44m)

Landing

Bedroom One 12'2" x 11'5" (3.7m x 3.48m)

Bedroom Two 11'5" x 11'10" (3.48m x 3.6m)

Bedroom Four 7'10" x 6'2" (2.4m x 1.88m)

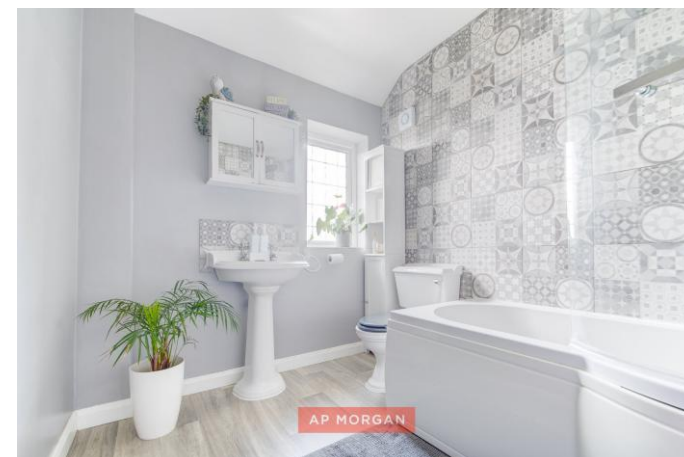
Bathroom 8'4" x 6'9" (2.54m x 2.06m)

EPC Rating: To be confirmed

Council Tax Band: C (tbc by solicitors).

Tenure: Freehold (tbc by solicitors).

For more information or to arrange a viewing, please call us on 01384 319 400.



How can we help you?

Need a mortgage?

We recommend Wisser Mortgage Advice. They will search the market for you to ensure you get the right lender and mortgage deal. They typically achieve mortgage offers much more quickly than if you were dealing with lenders directly.

The initial appointment is free and without obligation. Call us on 01384 319 400, or visit their website for more information: www.wissermortgageadvice.co.uk

Property to sell?

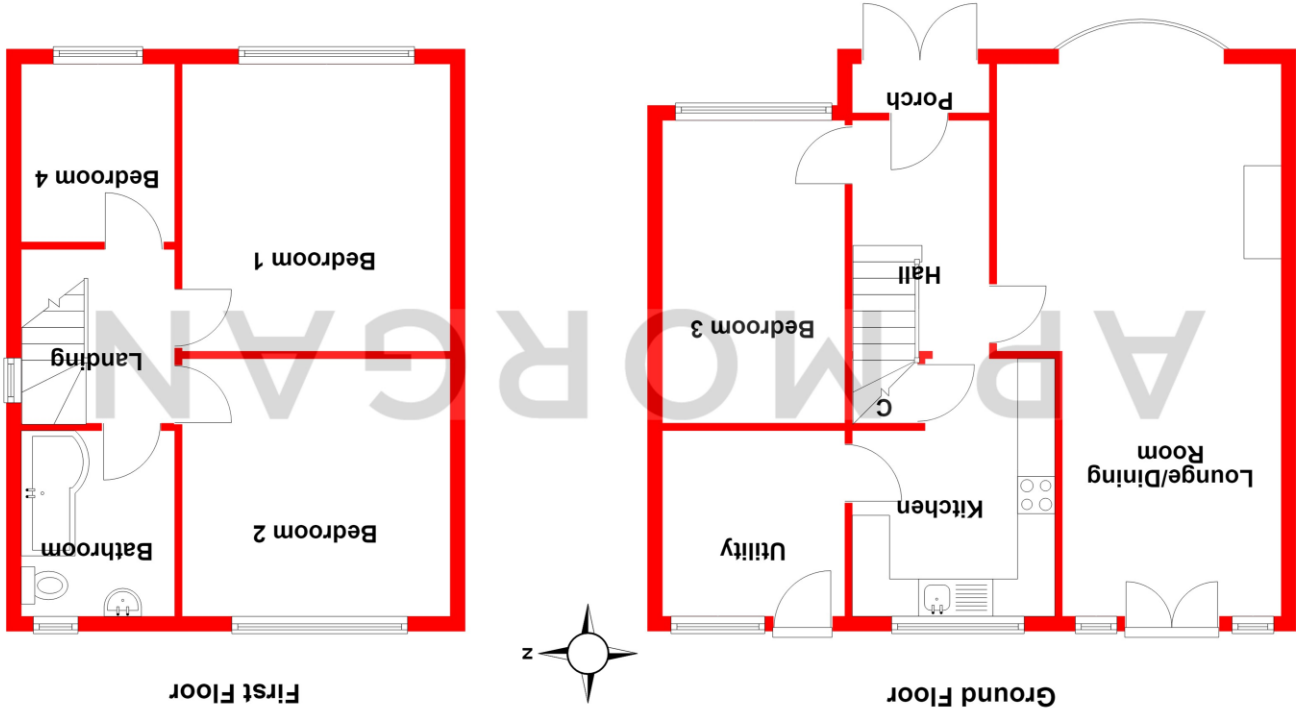
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation and we will visit your property and discuss your needs.

Need a solicitor?

A good solicitor can save you literally weeks of time in the buying/selling process, reducing the stress levels of all involved. We will instruct a reputable firm that is competitive on cost and very reliable. Just ask for a quote.

Identity Checks

Estate Agents are required by law to conduct anti-money laundering checks on all those buying a property. We have partnered with a third party supplier to undertake these who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £99 + VAT per buyer and this is a non-refundable fee. These charges cover the cost of obtaining relevant data, any manual checks and monitoring which might be required. This fee will need to be paid and the checks completed in advance of the issuing of a memorandum of sale on the property you would like to buy.



Total area: approx. 101.9 sq. metres (1096.9 sq. feet)

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.
Plan produced using PlanUp.

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