

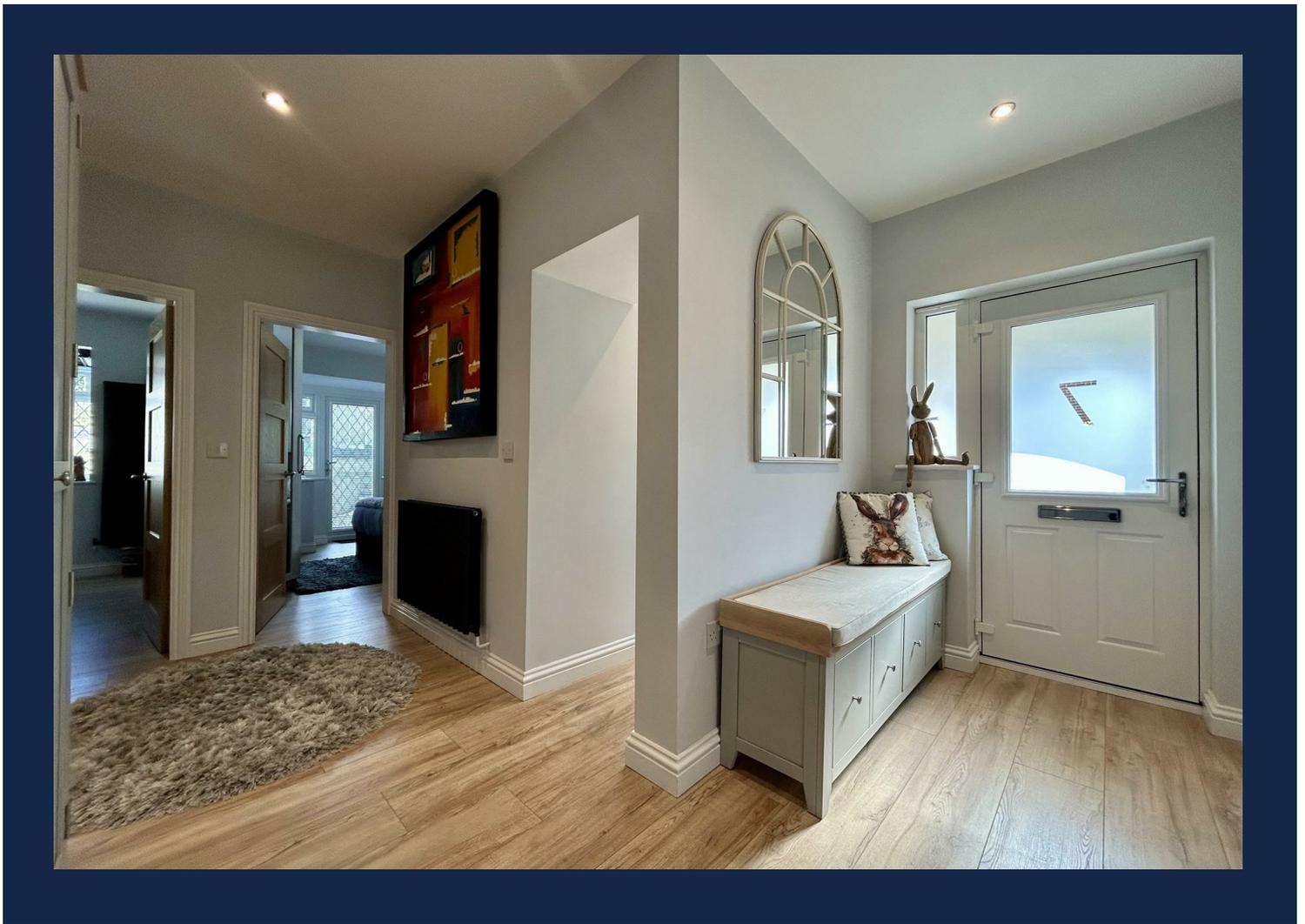
# Grove.

FIND YOUR HOME



7 Highfield Crescent  
Rowley Regis,  
B65 0BZ

Offers In Excess Of £425,000



On Highfield Crescent in Rowley Regis, this beautifully renovated detached bungalow offers an excellent blend of comfort, style, and convenience. Situated in a desirable cul-de-sac, Highfield Crescent provides a peaceful setting while remaining within easy reach of local amenities, schools, and transport links.

The property features a tarmac driveway and side passage leading to the entrance door. Inside, the welcoming entrance hall provides double doors opening into the spacious lounge-diner and access to the kitchen, two bathrooms and three well-proportioned bedrooms. A practical utility area is thoughtfully positioned within the inner hallway. To the rear, the garden has been superbly transformed into a landscaped sun-trap, creating an ideal space for relaxing or entertaining.

In summary, this charming detached bungalow on Highfield Crescent is a must-see for anyone seeking a comfortable and spacious home in a pleasant community setting. With ample parking, modern finishes, and inviting living spaces, it is sure to appeal to a wide range of buyers. JH 12/03/2026 V1







#### Approach

Via tarmacadam driveway, steps and slope up to side door, double glazed obscured door into entrance hall.

#### Entrance hall

Central heating radiator, inset ceiling light points, double opening glass doors into reception room and further doors in two bedrooms, kitchen and a door way into the inner hall.

Reception room 10'9" min 13'5" max x 22'7" (3.3 min 4.1 max x 6.9)

Two double glazed bay windows to front, two vertical central heating radiators.

Kitchen 8'2" x 7'10" (2.5 x 2.4)

Two double glazed windows to side, central heating radiator, inset ceiling light points, matching wall and base units with square top wood effect surface over, integrated fridge freezer, integrated oven with hob over and extractor, sink with mixer tap and drainer.

Bedroom one 12'9" max 10'5" min x 11'9" (3.9 max 3.2 min x 3.6)

Double glazed bay window to rear, double glazed door, vertical central heating radiator, double glazed window to side, fitted wardrobes.

Bedroom two 9'6" min 11'9" max x 10'2" (2.9 min 3.6 max x 3.1)

Double glazed bay window to rear, fitted wardrobes and drawers, vertical central heating radiator, fitted storage cupboard.









#### Inner hall

The inner hall offers utility space with wood effect work surface, wall units, space for white goods and a double glazed window into further hall, door to shower room.

#### Shower room

Vanity style wash hand basin with mixer tap, w.c., corner shower, vertical central heating radiator and inset ceiling light points.

#### Second hall

Central heating radiator, sliding door into shower room and a door into the study/third bedroom.

#### Shower room

Double glazed obscured window to side, vertical central heating radiator, electric shower, vanity style wash hand basin with mixer tap and low level flush w.c.

#### Bedroom three/study 7'6" x 11'9" (2.3 x 3.6)

Two double glazed windows to rear, double glazed door to rear and central heating radiator.

#### Rear garden

Being landscaped with lawn, slabbed patio, lawn and further tiers, stone chipping beds, space for shed and stone borders.

#### 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 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.

#### 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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Halesowen  
18 Hagley Road, Halesowen, West Midlands, B63 4RG

T: 0121 550 5400

E: [halesowen@grovepropertiesgroup.co.uk](mailto:halesowen@grovepropertiesgroup.co.uk)