

# Grove.

FIND YOUR HOME



163 Penncricke Lane  
Rowley Regis,  
West Midlands  
B65 0RJ

Offers In The Region Of £250,000





### A Delightful Semi-Detached Home on Pennccricket Lane, Rowley Regis

Situated in a pleasant and well-established neighbourhood, this delightful semi-detached property with garage offers move-in ready accommodation ideally suited to a variety of buyers. Located on the sought-after Pennccricket Lane, the home benefits from excellent access to local amenities, reputable schools, and convenient transport links—making it perfect for those seeking a balance of tranquillity and connectivity. The property also enjoys a desirable position backing onto Oldbury United F.C., providing a more private outlook and easy access to surrounding green spaces.

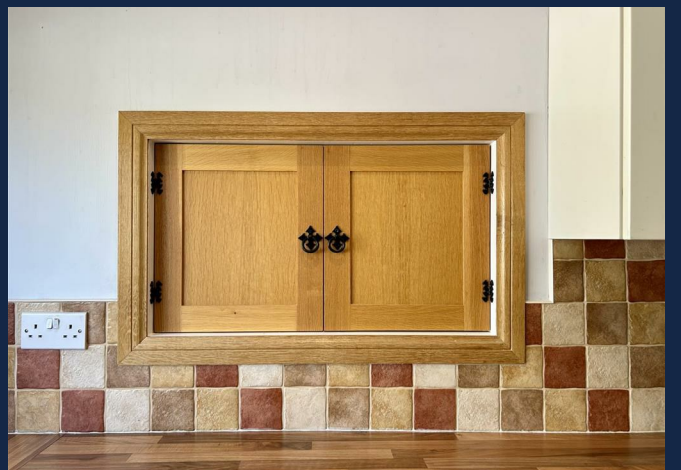
The ground floor features a welcoming entrance hall that leads into two reception rooms. These inviting spaces are enhanced by a feature log burner fireplace and patio doors that open directly onto the rear garden, creating a seamless flow between indoor and outdoor living. To the rear of the home, the kitchen is beautifully appointed, offering generous storage and a contemporary finish, making it ideal for both everyday use and entertaining. Upstairs, the property comprises a pleasant landing, two well-proportioned double bedrooms, a third bedroom, and a stylish family bathroom. Each room is filled with natural light and offers a comfortable space for rest or study. Externally, the home boasts ample off-road parking courtesy of a block-paved driveway. The rear garden is a true highlight—landscaped with paved seating areas at both ends. The garden offers access to the garage and a gate to the shared gated access to the front of the garage.

Whether you're a first-time buyer or seeking the ideal family home, this charming property on Pennccricket Lane is sure to impress. Early viewing is highly recommended to fully appreciate everything this lovely home has to offer. JH 28/07/2025 V2 EPC=C













#### Approach

Via block paved driveway, wall and shared access to garages. Double glazed stained glass front door leading into entrance hall.

#### Entrance hall

Dado rail, central heating radiator, stairs to first floor accommodation, door to reception room.

#### Reception room 14'1" x 12'1" max 10'9" min (4.3 x 3.7 max 3.3 min)

Double glazed bow window to front, vertical central heating radiator, feature log burner with open brick surround, double opening glass doors into rear reception room.

#### Reception room/diner 16'0" x 7'6" max 7'2" min (4.9 x 2.3 max 2.2 min)

Double glazed sliding doors to patio, central heating radiator, door to kitchen.

#### Kitchen 7'2" x 15'8" (2.2 x 4.8)

Double glazed window to rear, double glazed obscured door to side, airing cupboard housing meters and fuse box, central heating radiator, matching wall and base units with roll top surface over, splashback tiling to walls, serving hatch with double opening doors to dining room, one and a half bowl sink with mixer tap and drainer, integrated oven, gas hob, extractor, space for fridge freezer.

#### First floor landing

Double glazed obscured window to side, loft access with steps, doors to three bedrooms and family shower room.





















#### Shower room

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

#### Bedroom one 8'10" x 12'5" (2.7 x 3.8)

Double glazed window to rear, central heating radiator.

#### Bedroom two 10'9" x 15'8" (3.3 x 4.8)

Double glazed window to front, central heating radiator.

#### Bedroom three 6'2" x 9'2" (1.9 x 2.8)

Sliding fitted wardrobes, double glazed window to rear, central heating radiator.

#### Garden

Slabbed patio area with slabbed pathway to the rear patio with lawn, outside tap, access to side shared passage to front, security light.

#### Garage 8'6" x 16'0" (2.6 x 4.9)

Having up and over door, power, windows to rear and side and wooden door.

#### 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.



#### 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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