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26 Walton Close
Rowley Regis,
West Midlands
B65 8JN

Offers In The Region Of £285,000



On Walton Close Rowley Regis this delightful semi detached bungalow offers a spacious plot with plenty of potential for expansion. The location of Walton Close is another significant advantage, offering a peaceful residential setting while still being within easy reach of local amenities, schools and transport links. This makes it an excellent choice for those looking to enjoy the benefits of suburban living without sacrificing accessibility.

The property itself offers a spacious block paved driveway with garage. An entrance hall also provides access internally to the garage, rear garden and inner hall. The inner hall is L-shaped with loft access and doors into kitchen, lounge, three bedrooms and a family bathroom. The garden is tiered and easily maintained.

With its generous parking, three bedrooms and inviting reception area, it is sure to attract interest from a variety of buyers. JH 12/01/2025 V1 EPC=E







Approach

The property is approached via a block paved driveway providing off road parking and access to the electric roller shutter garage door. The frontage also features raised flower beds, gas meter and a double glazed obscured entrance door leading into the entrance hall.

Entrance hall

The entrance hall benefits from a useful storage cupboard housing the boiler and alarm system, central heating radiator and a double glazed obscured door opening to the rear garden. Further doors lead to the inner hall and directly into the garage.

Garage 11'9" min 15'1" max x 14'9" (3.6 min 4.6 max x 4.5)

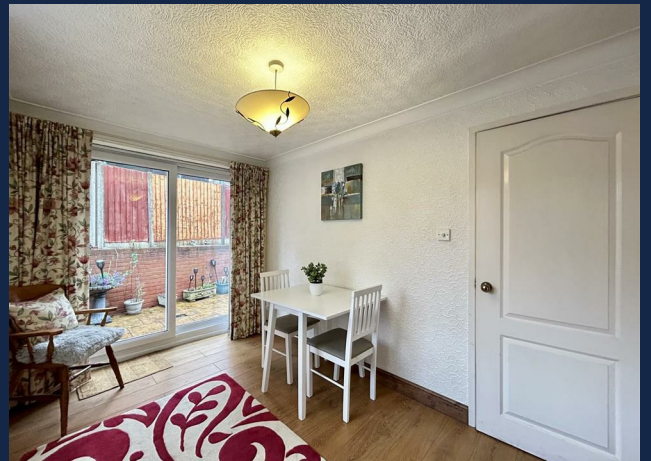
Accessed internally via the entrance hall the garage offers an electric roller shutter door to the front, ceiling light point, window to the rear and a double glazed door providing rear access to the garden.

Inner hall

Providing access to all main living areas, the inner hall features decorative ceiling coving and loft access via pull down ladder to a boarded loft space. Doors lead to the lounge, kitchen, bathroom and all three bedrooms.

Lounge 9'10" min 10'9" max x 14'1" (3.0 min 3.3 max x 4.3)

A well proportioned reception room featuring a double glazed window to the front elevation, central heating radiator, decorative ceiling coving and a feature gas fire with wooden surround. Finished with a ceiling light point incorporating a fan.





Kitchen 8'2" x 10'2" (2.5 x 3.1)

The kitchen enjoys a double glazed window to the front, central heating radiator and decorative ceiling coving. Fitted with matching wall and base units topped with square edged marble effect work surfaces, incorporating a one and a half bowl sink with mixer tap and drainer. Appliances include an integrated Neff oven, Neff gas hob with extractor hood above, an integrated fridge with space provided for a washing machine. Splashback tiling completes the space. A door leads to the pantry housing the fuse box and electric meter.

Bathroom

The bathroom includes a double glazed obscured side window, vertical heated towel rail, corner shower enclosure, w.c., pedestal wash hand basin and a bath.

Bedroom one 12'9" x 11'1" (3.9 x 3.4)

A double bedroom with a double glazed window overlooking the rear garden, central heating radiator, decorative ceiling coving and fitted wardrobes with sliding doors.

Bedroom two 7'10" x 9'10" (2.4 x 3.0)

Featuring a double glazed window to the side elevation, decorative ceiling coving and central heating radiator.

Bedroom three 11'1" x 7'6" (3.4 x 2.3)

With a double glazed window to the rear, double glazed sliding patio doors to the side, decorative ceiling coving and central heating radiator.

Garden

The garden is arranged over two tiers and is predominantly slabbed for low maintenance, complemented by raised brick flower beds and a garden shed, providing practical outdoor space.

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.

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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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