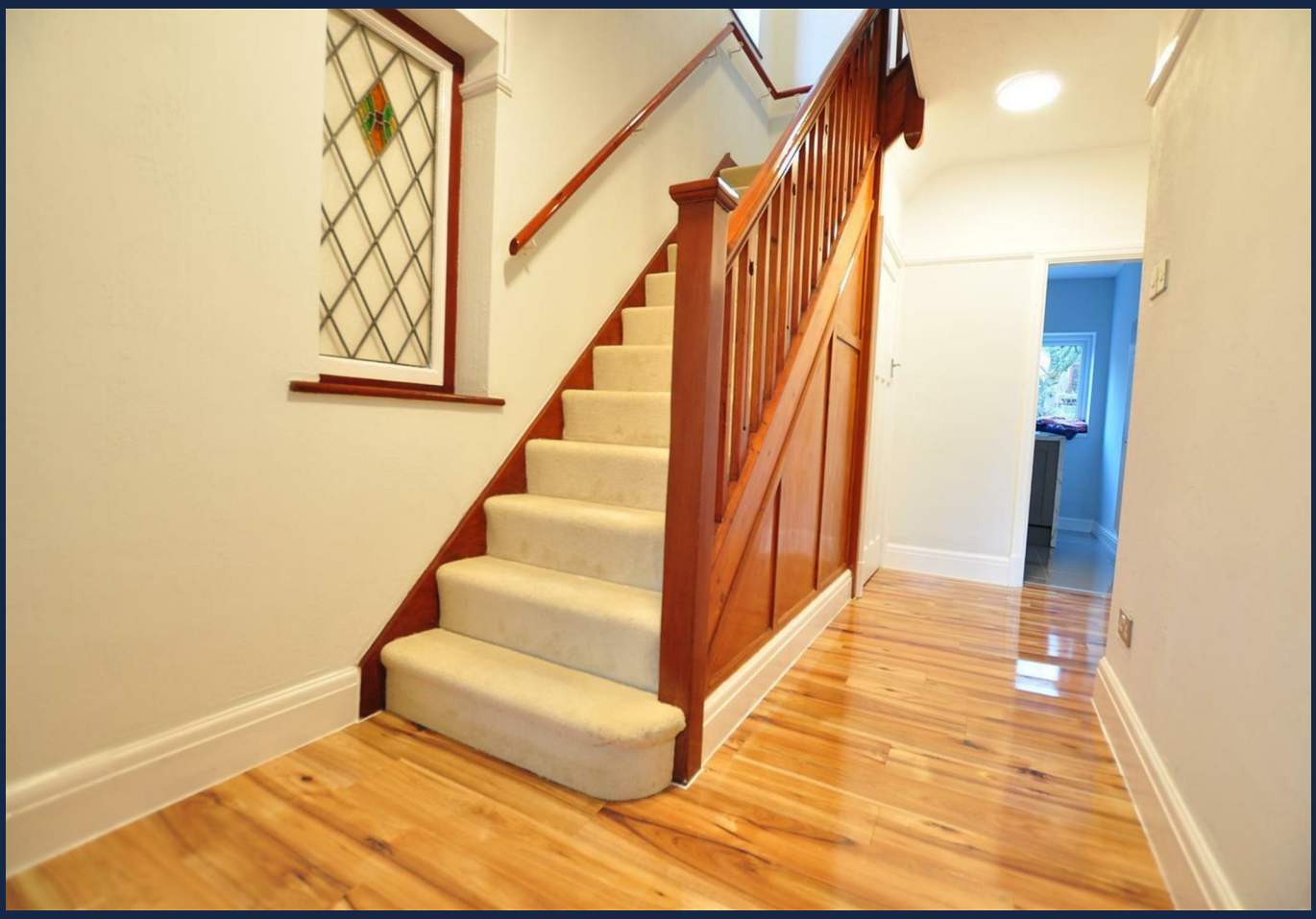
Grove.

FIND YOUR HOME



6 Highfield Crescent
Rowley Regis,
West Midlands
B65 0BZ

Offers In The Region Of £370,000



Located on Highfield Crescent, Rowley Regis, this newly renovated EXTENDED detached house offers stunning far reaching views and no upward chain. Highfield Crescent is a peaceful location, providing a serene environment while still being close to local amenities and transport links. This home presents an excellent opportunity for anyone looking to settle in a welcoming community.

The property boasts parking for multiple vehicles and steps up to the front porch. The porch leads into the entrance hall that provides access to two reception rooms and modernised kitchen. The kitchen offers doors to a downstairs w.c., store and rear garden. Upstairs are three bedrooms, the master offering its own En-suite and separate bathroom. The front bedroom offers far reaching views. The rear garden is lawned with a variety of fruit trees.

With its spacious layout and practical features, this property is not to be missed. Come and discover the potential of this lovely home in Rowley Regis. JH 7/04/2026 V7 EPC=D



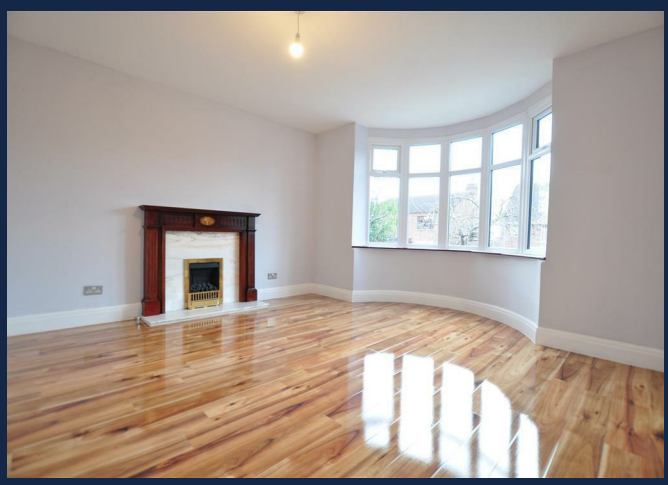

















Approach
Via tarmac driveway with block paved edging leading to steps leading up to porch.

Porch
Double glazed window to side and front, central heating radiator, high gloss wood effect laminate flooring. Access to;

Entrance hall
Stairs to first floor accommodation, central heating radiator, high gloss wood effect laminate flooring, under stairs store cupboard, doors to reception rooms and kitchen diner.

Reception room one 14'9" x 13'5" (4.5 x 4.1)
Double glazed bay window to front, high gloss wood effect flooring, living flame gas fire with surround and marble hearth.

Reception room two 12'9" x 11'5" (3.9 x 3.5)
Double glazed French doors to rear garden, with further glazed side window, window to rear, central heating radiator, electric fire.















Extended Kitchen diner 16'8" x 9'6" min 20'4" max (5.1 x 2.9 min 6.2 max)
This magnificent room truly is the heart of the house, large double glazed window to the rear flooding the room with light, range of grey Shaker style wall and base units including display cabinets, integrated Hotpoint dishwasher, five ring range style cooker with filter hood above, centre island with matching base units, feature chrome drop down lights, breakfast bar area, pop up electric point, vertical feature central heating radiator, high gloss ceramic tiling to floor, brick effect marble style tiling to walls, further inset ceiling light points, sink with drainer and mixer tap, plate wash, further double glazed window and door giving access to rear garden.

Downstairs w.c.
Having w.c., wash hand basin.

First floor landing
Double glazed window to side, access to loft space, doors radiating to:

Bedroom one 11'5" x 12'9" (3.5 x 3.9)
Double glazed window to rear, central heating radiator.

En-suite
Enclosed high tech shower, heated towel rail, wash hand basin with storage beneath, double glazed obscured window to rear, walls fully tiled.

Bedroom two 15'1" x 11'5" (4.6 x 3.5)
Central heating radiator, double glazed window to front with far reaching views towards local countryside.

Bedroom three 8'2" x 8'6" (2.5 x 2.6)
Central heating radiator, double glazed window to front.
Agents Note: There is restricted head height in this room due to the stair bulk head.

House bathroom
With w.c., heated towel rail, claw foot bath, vanity unit with wash hand basin and storage beneath,

fully tiled walls, ornate tiled effect lino flooring, raised feature panel radiator, double glazed obscured window to rear.

Garden
Slabbed patio area, feature pond, steps leading to lawn garden with a variety of fruit trees, further slabbed pathway leading down to two greenhouses and brick constructed outhouse, two brick outside stores.

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 D

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.

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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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