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11 Highfield Road
Rowley Regis,
West Midlands
B65 0BP

Offers In The Region Of £190,000



On Highfield Road in Rowley Regis, this terraced house presents an excellent opportunity for first time buyers. Highfield Road is situated within easy access to local amenities, schools, and parks, making it an ideal location for families. The surrounding area is well-connected, offering excellent transport links for those commuting to nearby towns or cities.

The property itself has been thoughtfully extended allowing for plenty of living space. It briefly comprises of a dining room, spacious lounge-diner, fitted kitchen and downstairs bathroom. Upstairs are two bedrooms, one with an en-suite.

With its two bedrooms, two bathrooms and inviting reception room, it combines comfort and convenience in a desirable location. Don’t miss the chance to make this charming property your new home. JH 23/02/2026


Photo Albums
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MONOPOLY
EDUCATIONAL
Game Collection



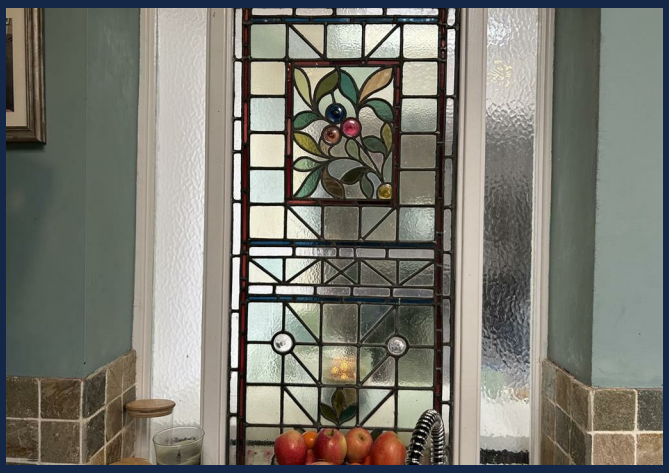


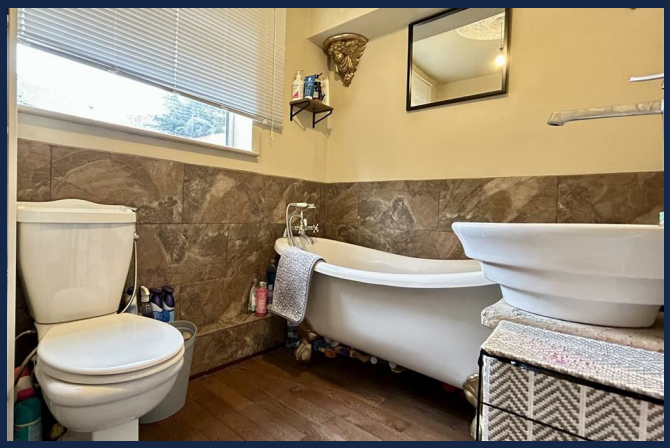










Approach
Double glazed obscured door leads into front reception room.

Front reception room 10'5" min 11'5" max x 11'9" (3.2 min 3.5 max x 3.6)
Double glazed window to front, cupboard housing electric meter and fuse box, central heating radiator, coving to ceiling, picture rail, feature Victorian style fireplace with wooden surround, door into inner hall.

Inner hall
Double opening doors to cellarette and archway into reception room.

Rear reception room 11'1" x 22'7" (3.4 x 6.9)
Two double glazed velux skylights, double glazed window side, double glazed obscure door to rear, two central heating radiators, decorative feature fireplace with wooden surround, archway to stairs and door way to kitchen.

Kitchen 8'6" x 15'8" (2.6 x 4.8)
Window to side, double glazed velux skylight, central heating radiator, wooden wall and base units with roll top surface, splashback tiling to walls, integrated dishwasher one and a half bowl sink with mixer tap, space for under counter fridge and freezer, space for washing machine, central heating boiler, integrated oven, gas hob, extractor, feature stained glass window to reception room, door into the inner hall.

Inner hall
Door to bathroom.

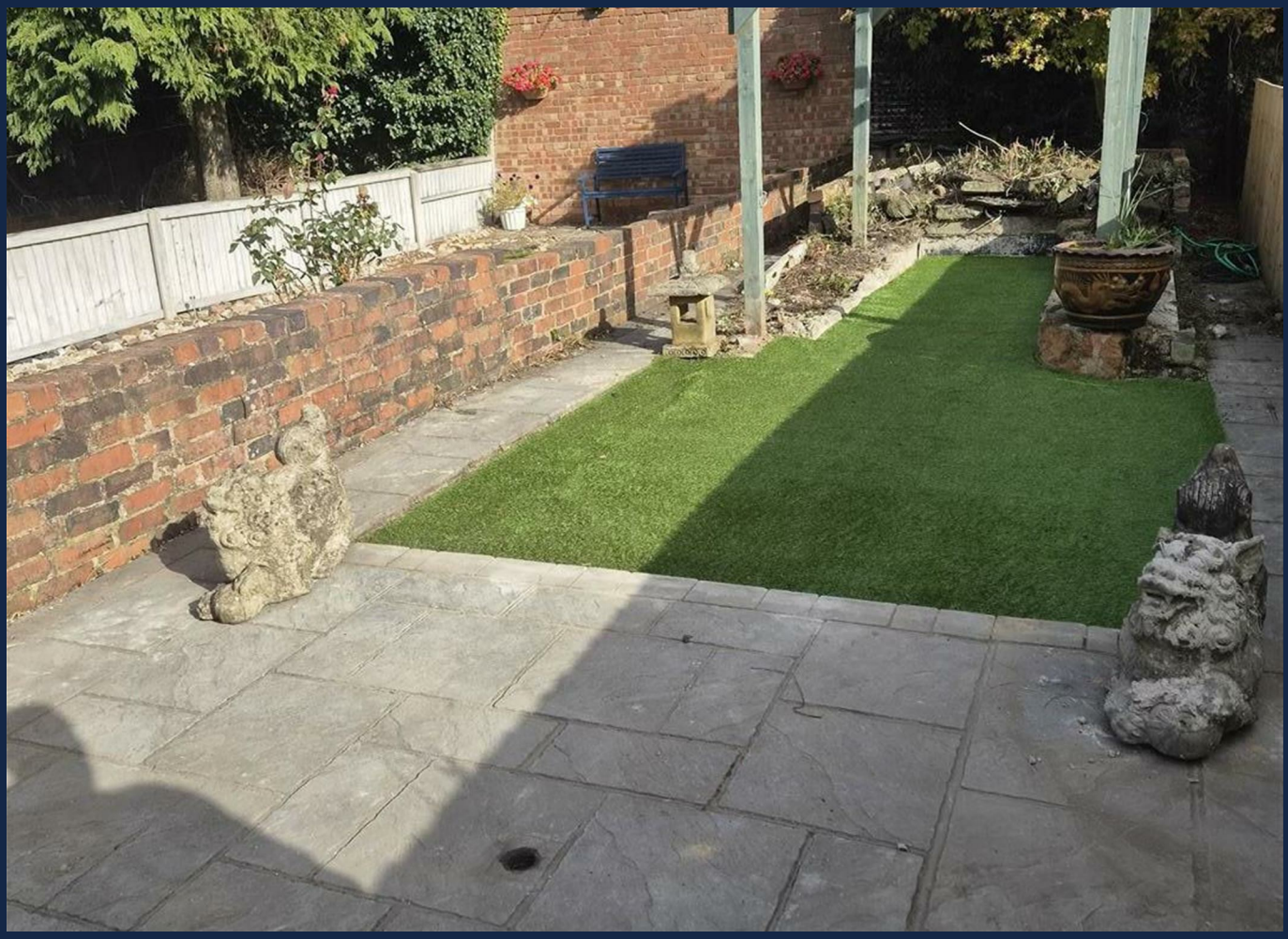












Bathroom
Double glazed window to rear, Victorian style central heating towel radiator, w.c., wash hand basin with mixer tap, free standing bath with mixer tap.

First floor landing
Doors to two bedrooms.

Bedroom one 10'5" min 11'9" max x 11'9" (3.2 min 3.6 max x 3.6)
Double glazed window to front, central heating radiator, coving to ceiling, picture rail, ceiling rose.

Bedroom two 7'6" min 11'9" max x 12'1" (2.3 min 3.6 max x 3.7)
Double glazed window to rear, central heating radiator, coving to ceiling, storage cupboard with loft access and door to en-suite.

En-suite
Has a w.c., wash hand basin and a shower.

Garden

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 A

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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