RE/MAX Prime Estates

54 Clent Hill Drive, Rowley Regis, B65 8LP

Offers in excess of £215,000

This semi-detached house, located on Clent Hill Drive in Rowley Regis, presents an excellent opportunity for both families and investors alike. With a generous living space of 872 square feet, the property boasts two well-proportioned reception rooms, providing ample room for relaxation and entertaining.

The house features three comfortable bedrooms, making it ideal for a growing family or those seeking extra space. The bathroom is conveniently situated to serve all bedrooms and guests alike. Built in 1993, the property has been well-maintained and is ready for new occupants to make it their own.

Recent improvements include the installation of new double glazing, which was completed in October 2025, ensuring energy efficiency and a comfortable living environment throughout the year. The absence of an upward chain simplifies the purchasing process, allowing for a smoother transition into your new home.

Situated in a desirable area, this property offers a blend of convenience and community, with local amenities and transport links within easy reach. This house is a promising option for anyone looking to settle in Rowley Regis.

Approach
With a dropped kerb offering vehicle access to tarmacadam drive, gated access to the side

Entrance Hall
With a door leading from the front, stairs ascending to the first floor and a door leading to;

Living Room 13'2" x 12'1" (4.02 x 3.69)

With a door leading from the entrance hall, decorative fireplace with surround and hearth, a central heating radiator and a double glazed window to the front

Dining Room 8'11" x 7'9" (2.73 x 2.37)

With a door leading from the living room, doors to the kitchen and under-stairs storage cupboard, a central heating radiator and double glazed patio doors to the rear

Kitchen 9'0" x 7'5" (2.76 x 2.27)

With a door leading from the dining room, fitted kitchen with a range of wall and base units with worktops, stainless steel sink with mixer tap and drainer, oven with hob and extractor above and a double glazed window to the rear

Landing
With stairs ascending from the entrance hall, doors to various rooms and a double glazed window to the side

Bedroom 8'6" x 15'8" (2.60 x 4.80)

With a door leading from the landing, a central heating radiator and a double glazed window to the front

Bedroom 7'10" x 9'4" (2.39 x 2.85)

With a door leading from the landing, a central heating radiator and a double glazed window to the rear

Bedroom 7'10" x 6'1" (2.39 x 1.87)

With a door leading from the landing, a central heating radiator and a double glazed window to the rear

Garden

With patio doors leading from the dining room, patio area to the front with lawn beyond, side access gate leading to the front

Money Laundering Regulation

At RE/MAX Prime Estates, we adhere to the strict guidelines outlined in the MONEY LAUNDERING REGULATIONS 2017. As per legal requirements, we are obligated to verify the identity of all purchasers and the sources of their funds to facilitate a seamless purchase process. Therefore, all prospective purchasers must furnish the following documentation:

- Satisfactory photographic identification.
- Proof of address/residency.
- Verification of the source of purchase funds.

Please be advised that RE/MAX Prime Estates reserves the right to utilize electronic verification methods to authenticate any required documents. A nominal fee of £60 including VAT per person will be applicable for this service.

Rest assured that these measures are in place to ensure compliance with regulatory standards and to safeguard the integrity of all property transactions.

Referral Fees

At RE/MAX Prime Estates, we are committed to full transparency in all aspects of our service.

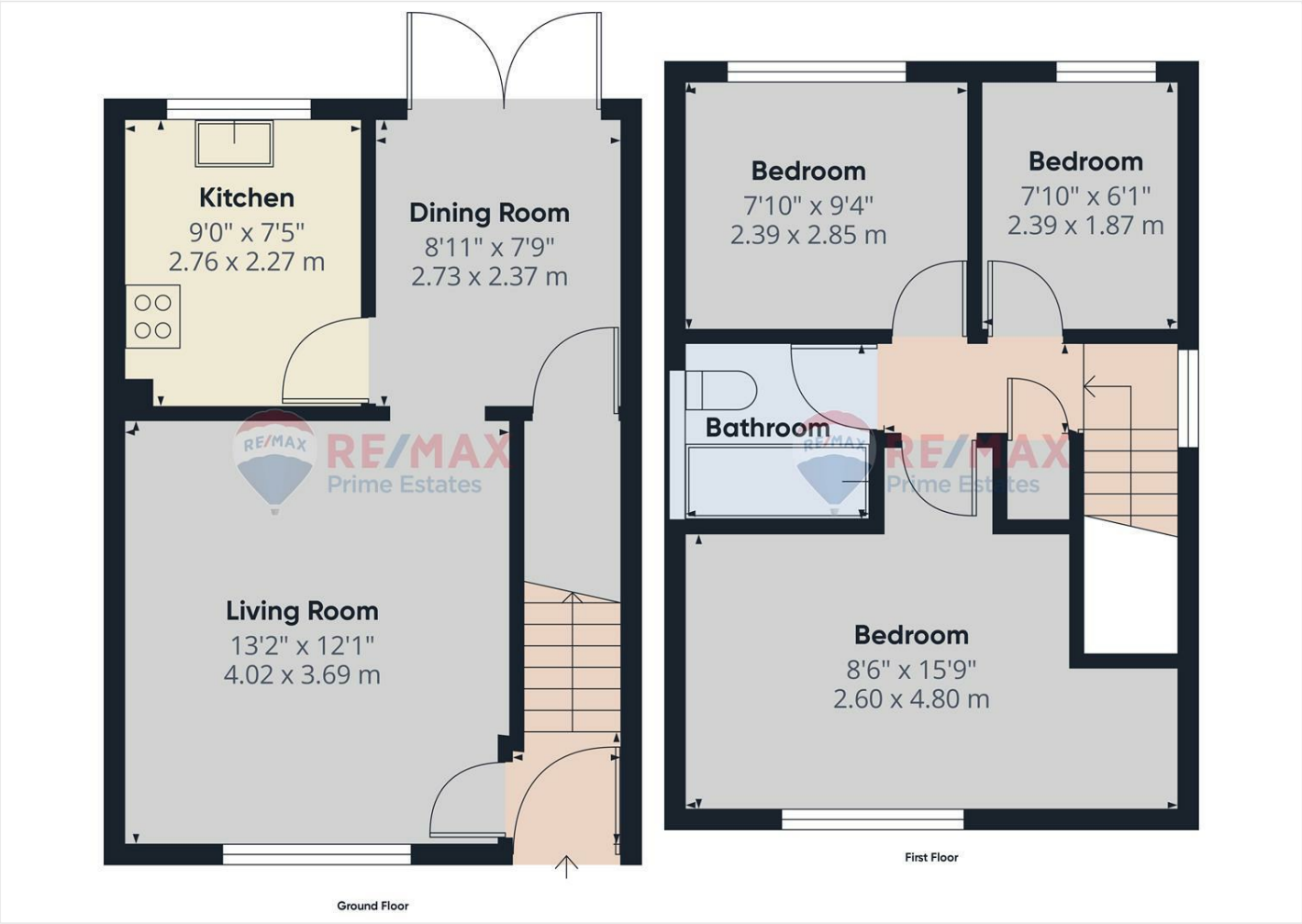
As part of our commitment to supporting clients through the property transaction process, we may introduce you to third-party service providers, including conveyancers and mortgage advisers. Where such introductions are made, please note the following:

Conveyancing Referrals:
Should you choose to instruct a solicitor or licensed conveyancer introduced by us, please be aware that RE/MAX Prime Estates may receive a referral fee for this introduction. This fee is typically up to £200 and is paid directly to us by the conveyancing firm. This fee is not an additional cost to you and does not affect the quote or service you receive. We only recommend firms we believe offer a high standard of service. You are under no obligation to use any of the professionals we recommend and are free to choose an alternative provider.

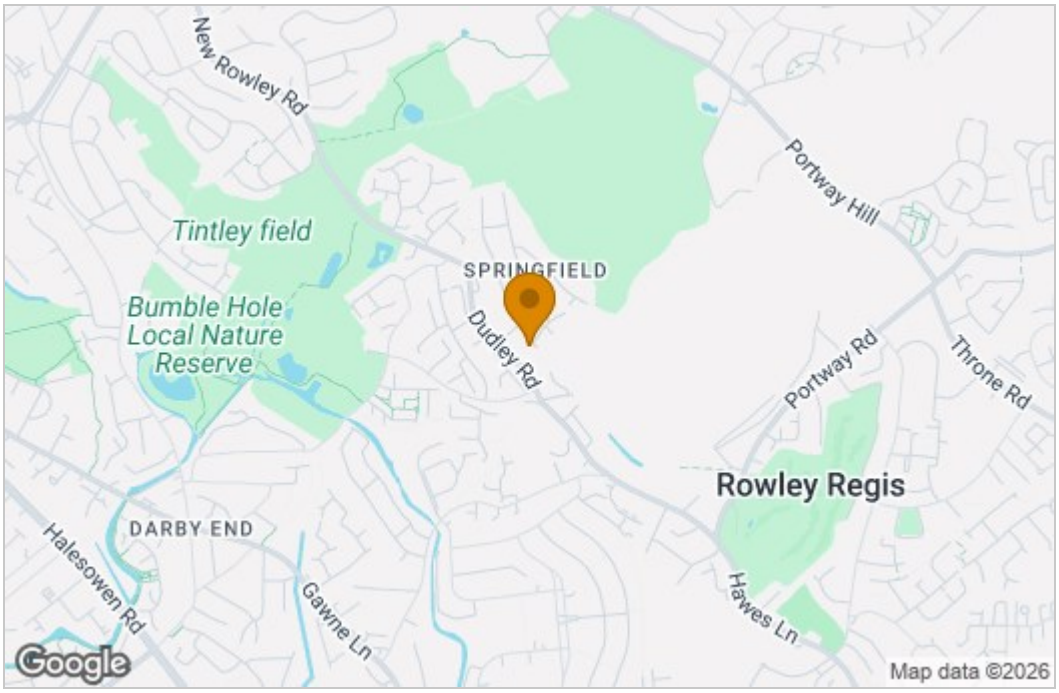
Financial Services Referrals:
If we introduce you to an independent financial advisory firm, and you proceed with their services, RE/MAX Prime Estates may receive a referral fee averaging £218 per completed case. This referral fee is paid by the financial advisory firm and does not affect the fees or products offered to you. As with all our recommendations, you are under no obligation to proceed with any advisor we introduce.

We are happy to provide further details on referral arrangements upon request.

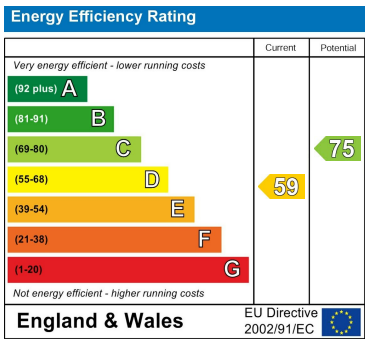
Floor Plan

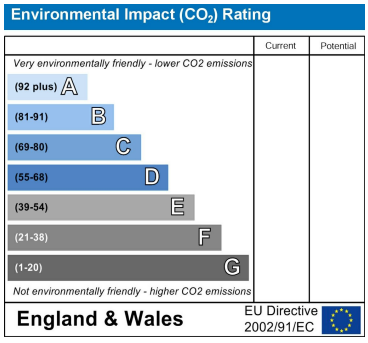


Area Map



Energy Efficiency Graph





These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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