

# Grove.

FIND YOUR HOME



37 Cradley Road  
Cradley Heath,  
West Midlands  
B64 7BB

Offers Around £115,000





Cradley Road, Cradley Heath – Ideal property for investors as un-mortgageable due to being next door to a commercial premises.

Positioned in the heart of Cradley Heath, this well-presented two-bedroom terrace home offers an excellent opportunity for investors seeking a property with strong potential. Conveniently located close to local amenities, transport links, and schools, this charming home blends suburban comfort with everyday accessibility.

Internally, the property comprises a welcoming reception room, fitted kitchen, useful cellar for storage, two bedrooms, and a modern shower room. To the rear, the low-maintenance slabbed patio leads to a shared parking area – a rare and valuable feature in this popular area.

With its practical layout and appealing location, this property represents a smart addition to any investment portfolio. JH 8/08/2025 V2 EPC=D











#### Approach

Via door leading to front reception room.

Front reception room 10'9" min 12'1" max x 10'2" (3.3 min 3.7 max x 3.1)

Double glazed window to front, central heating radiator, cupboard housing meters and fuse box, door into inner hall.

#### Inner hall

Having access to cellar with gas meter, ceiling light point.

Kitchen 11'9" x 11'1" (3.6 x 3.4)

Double glazed window to rear, double glazed obscured door to rear, matching wall and base units with roll top surface over, splashbacks, one and a half bowl sink with mixer tap and drainer, stairs to first floor accommodation, central heating boiler.

#### First floor landing

Access to two bedrooms and shower room.

#### Shower room

Double glazed obscured window to rear, vertical central heating towel rail, corner shower, low level flush w.c., wash hand basin with mixer tap.







Bedroom one 10'9" x 10'2" (3.3 x 3.1)

Double glazed window to front, central heating radiator, two fitted wardrobes.

Bedroom two 6'10" max 5'2" min x 11'1" (2.1 max 1.6 min x 3.4 )

Double glazed obscured window to rear, central heating radiator, storage cupboard with loft access.

Garden

Patio area and allocated parking 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 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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