

# Grove.

FIND YOUR HOME



105 Corngreaves Road  
Cradley Heath,  
West Midlands  
B64 7DX

Offers In Excess Of £200,000





Located on private road set back from Corngreaves Road, with only 3 other bungalows, this semi-detached bungalow WITH NO UPWARD CHAIN offers a pleasant neighbourhood, with a sense of community while still being close to local amenities. Cradley Heath is known for its atmosphere and easy access to shops, schools, and parks, making it an excellent choice for those who appreciate both tranquillity and accessibility.

The front of the property has driveway and lawn. The property inside comprises of an entrance hall with access to the living room, kitchen, two bedrooms and family bathroom. The garden offers patio and lawn, whilst offering privacy from trees in the woodland behind.

This bungalow presents a wonderful opportunity for anyone looking to settle in a comfortable and manageable home. With its appealing features and prime location, it is sure to attract interest from a variety of buyers. JH 04/11/2025 EPC=E













#### Approach

Via a block paved driveway, lawn to side, slabbed step up to double glazed obscured stained glass front door into entrance hall.

#### Entrance hall

Electric storage heater, loft access, doors into lounge, kitchen diner, two bedrooms and bathroom.

Lounge 15'5" x 11'5" max 10'2" min (4.7 x 3.5 max 3.1 min)

Double glazed window to front, coving to ceiling, electric storage heater, electric feature fire with surround.

Kitchen 8'6" x 17'0" (2.6 x 5.2)

Double glazed window to rear, double glazed window to side, double glazed stained glass door and window to side, electric storage heater, wall and base units, roll top surface over, splashback tiling, oven with hob, extractor, space for white goods, inset ceiling light points.

Master bedroom 11'5" x 13'1" (3.5 x 4.0)

Double glazed window to rear, electric storage heater, fitted cupboards.

Bedroom two 8'10" x 9'2" (2.7 x 2.8)

Double glazed window to front, fuse box.











GROUND FLOOR  
643 sq.ft. (59.7 sq.m.) approx.



TOTAL FLOOR AREA : 643 sq.ft. (59.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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#### Bathroom

Double glazed obscured window to side, corner bath with shower over, w.c., pedestal wash hand basin with mixer tap, complementary tiling to walls.

#### Garden

Slabbed patio area, lawn, Wendy house and shed.

#### 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 C

#### 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.

#### 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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