

# Grove.

FIND YOUR HOME



44 Victoria Road  
Brierley Hill,  
West Midlands  
DY5 1DD

Offers In The Region Of £190,000



Set along Victoria Road in Brierley Hill, this charming terraced home is offered with no upward chain, presenting an ideal opportunity for first-time buyers eager to step onto the property ladder. Its convenient position places an array of local amenities, schools, and green spaces just moments away, ensuring everyday essentials and leisure needs are always within easy reach.

On entering the property, you are welcomed by an entrance porch leading into the hall, with access to the main reception room and stairs rising to the first floor. The reception room flows through an open entranceway into the lounge-diner, creating a versatile living space ideal for relaxation or entertaining. The kitchen-diner sits to the rear and benefits from a useful pantry, offering valuable additional storage. Upstairs, the property provides three well-proportioned bedrooms along with a family bathroom, making it a practical home for a growing household or for those wanting flexible space for guests or home working. Outside, the rear garden features a lawned area and patio, together with an outhouse that includes a utility space and store - perfect for extra convenience.

With its blend of space, comfort, and a prime location, this property is sure to generate strong interest. Early viewing is highly recommended. JH 26/11/2025 V1 EPC=D













#### Approach

Via walled fore garden with railings, lawn and shared pathway to step up to a block paved frontage giving access to stained glass double opening arch door into entrance porch.

#### Porch

Stained glass window into entrance hall.

#### Entrance hall

Coving to ceiling, stairs to first floor accommodation, storage bench housing fuse box and meters, glass door into front reception room.

Reception room 12'9" max 11'1" min x 9'6" min 10'5" mas (3.9 max 3.4 min x 2.9 min 3.2 mas)

Stained glass bay window to front, central heating radiator, coving to ceiling, space for log burner, fitted storage, entrance to kitchen diner.

Kitchen diner 7'2" min 11'1" max x 9'6" min 16'4" max (2.2 min 3.4 max x 2.9 min 5.0 max)

Double glazed window to rear, double glazed French doors to rear with double glazed windows around, wall and base units with square top surface over, splashback tiling to walls, ceramic sink with mixer tap, integrated oven, gas hob, inset ceiling light points, central heating boiler, door to pantry/potential utility space.

#### First floor landing

Fitted storage, loft access with ladder, doors into three bedrooms and family bathroom.





















Bedroom one 11'1" min 13'9" max x 9'10" min 10'5" max  
(3.4 min 4.2 max x 3.0 min 3.2 max)  
Bay window to front, central heating radiator.

Bedroom two 9'10" x 11'1" (3.0 x 3.4)  
Double glazed window to rear, central heating radiator.

Bedroom three 7'2" x 6'10" (2.2 x 2.1)  
Window to front, central heating radiator, fitted storage.

Bathroom  
Double glazed obscured window to rear, central heating radiator, w.c., bidet, bath with shower over, pedestal wash hand basin with mixer tap, fitted storage.

Rear garden  
Slabbed patio with access into outhouse, pathway through lawn with shrub borders. Can be accessed via a shared tunnel side passage from the approach.

Outhouse utility 7'2" x 4'3" (2.2 x 1.3)  
The outhouse has two section with one currently used as a utility space with window to side, door, ceramic sink with mixer tap and space for washing machine.

Outhouse Store 4'11" x 6'6" (1.5 x 2.0)  
The other section is being used as a store with window to rear and lighting.

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 B

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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Made with Memento 12/2015

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