

# Grove.

FIND YOUR HOME



6 Minton Drive  
Cradley Heath,  
West Midlands  
B64 5RL

Offers In The Region Of £365,000

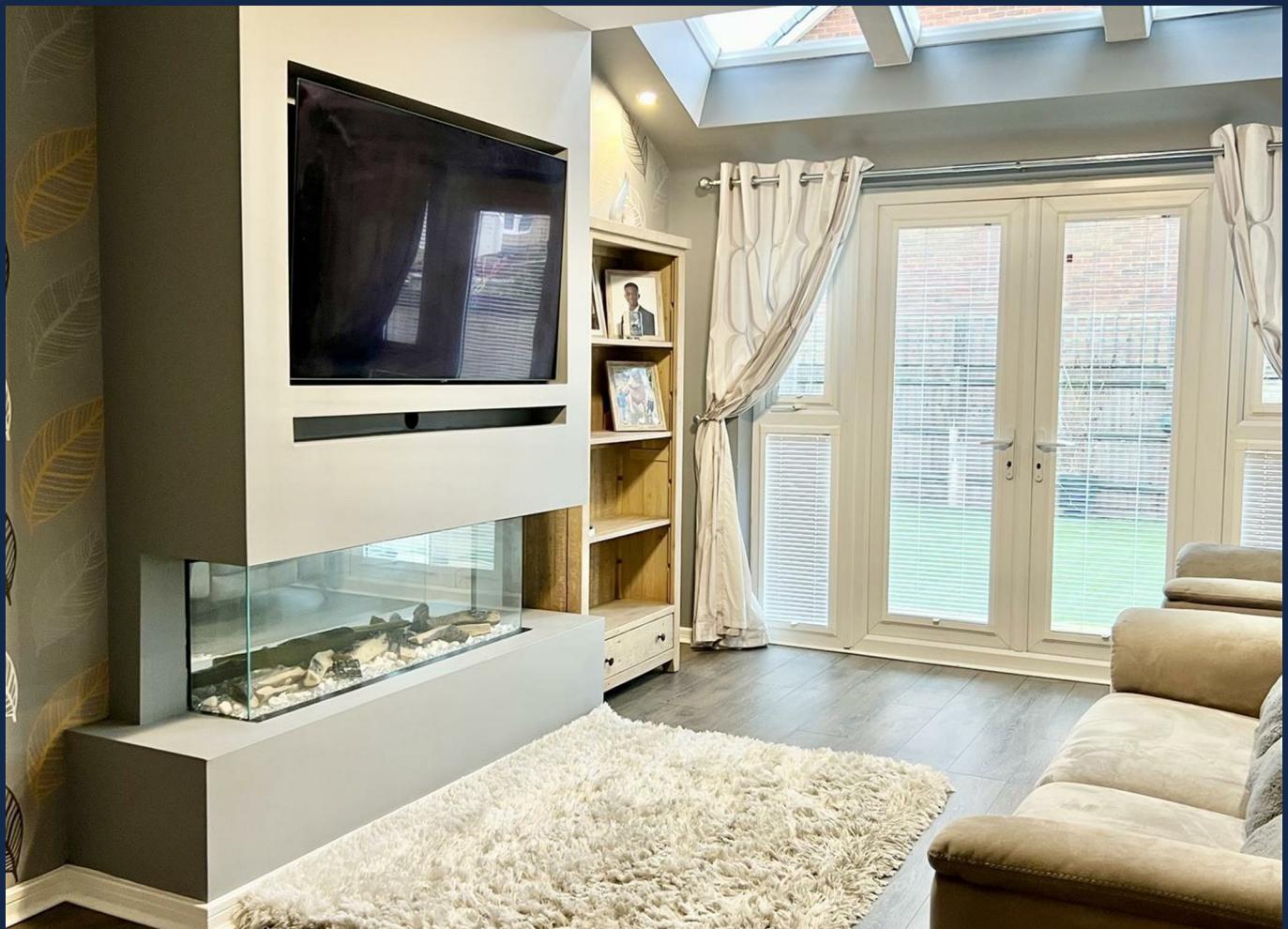


A truly well present and improved family home. This spacious Four bedroom detached property presented offers great space for a growing family. Minton Drive is well placed for access to popular local schools, great transport links, and near to an abundance of local shops and amenities.

The layout in brief comprises of Entrance Porch, hallway with access to ground floor WC. a stylish rear facing lounge with Velux windows, a breakfast kitchen with separate dining area, a second reception room which is currently used as an office/ games room, and a utility/ laundry room. Heading upstairs is a good sized landing with airing cupboard, a well proportioned main bedroom with en-suite shower room, 3 further good sized double bedrooms, and the house bathroom.

Externally the property offers ample off road parking over the block paved driveway with a side access gate to rear. At the rear of the property is a low maintenance landscaped garden with paved seating near to property.

The property further benefits from still having the benefit of a NHBC certificate. AF 6/1/25 V1 EPC=B







#### Approach

Good sized driveway offering parking for two vehicles, composite double glazed front door with frosted inserts.

#### Entrance porch

Double glazed windows to side, wood effect tiled flooring, further door leading to:

#### Entrance hallway

Ceiling light point, central heating radiator, stairs to first floor accommodation, under stairs storage, access to ground floor w.c., tiled flooring.

#### Ground floor w.c.

Having w.c., ceiling light point, extractor, wash hand basin, tiled splashbacks, central heating radiator, tiled flooring.

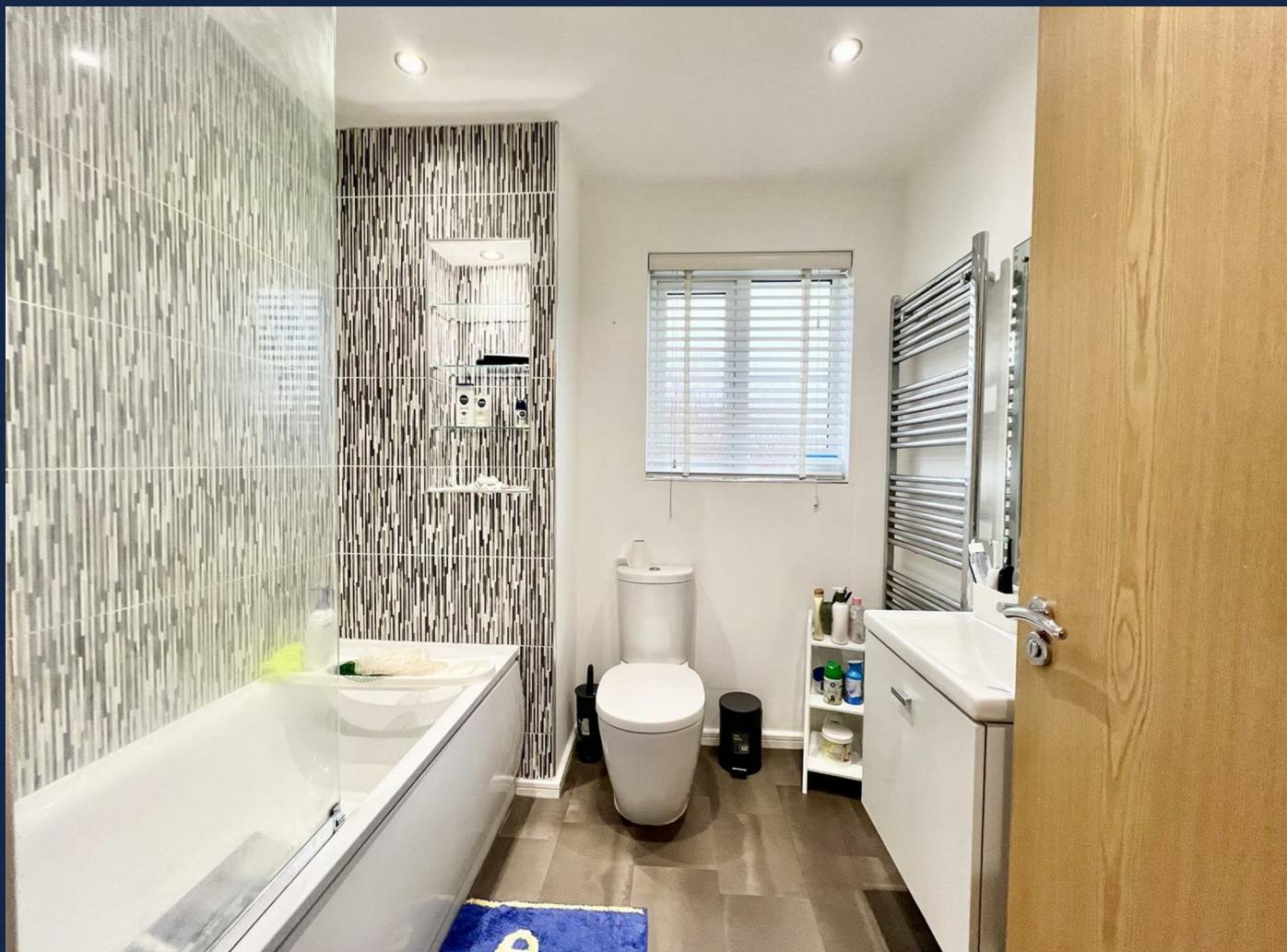
Breakfast kitchen diner 8'10" excluding bay 11'5" into bay x 27'2" (2.7 excluding bay 3.5 into bay x 8.3)

Double glazed window to front, double glazed bay window to side, double glazed French doors to rear, two double glazed velux windows, ceiling spotlights, hung ceiling lights, range of wall and base units with wood effect work top and splashbacks, stainless steel sink and drainer, five ring gas burner, extractor, double oven, ample storage, built in dishwasher, space for fridge freezer, tiled flooring, central heating radiator, breakfast bar. Dining area with doors to rear.











Lounge 10'5" x 17'0" min 20'4" max (3.2 x 5.2 min 6.2 max)

Double glazed French doors with built in blinds, windows to side, three double glazed velux windows above, spotlights, ceiling lighting, media wall with built in fireplace, central heating radiator, wood effect laminate flooring.

Study/ reception room 8'10" x 14'9" (2.7 x 4.5)

Double glazed window to front, ceiling spotlights, central heating radiator, wood effect laminate flooring, access to utility/store.

Utility/store 8'10" x 5'10" (2.7 x 1.8)

Double glazed obscured door to rear, ceiling light point, combination boiler, wood effect laminate flooring.

First floor landing

Ceiling light point, loft access, airing cupboard, central heating radiator.

Bedroom one 10'2" x 12'1" into wardrobe (3.1 x 3.7 into wardrobe)

Three double glazed windows, ceiling light point, built in wardrobes, central heating radiator, USB charging points.

En-suite

Double glazed obscured window to rear, spotlights, shower cubicle, tiled surround, wash hand basin, low level w.c., wash hand basin with storage cupboard beneath, central heating towel radiator, tiled flooring.

Bedroom two 13'1" x 8'6" (4.0 x 2.6)

Two double glazed windows to front, central heating radiator, ceiling light point.

Bedroom three 9'2" x 10'5" (2.8 x 3.2)

Double glazed window to front, ceiling light point, central heating radiator.

Bedroom four 6'6" x 10'5" (2.0 x 3.2)

Double glazed window to rear, central heating radiator, ceiling light point.



#### House bathroom

Double glazed obscured window to rear, ceiling spotlights, bath with shower over, tiled surround, recessed tiled shelves, wash hand basin with storage below, low level w.c., central heating radiator, tiled flooring.

#### Rear garden

Paved seating area, paved area for shed, footpath through garden, part brick walling, large astro turf, side access to front.

#### 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. There is an annual service charge payment of £142.33

#### Council Tax Banding

Tax Band is D

#### 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. In the absence of being able to provide appropriate physical copies of the above, Grove Properties Group reserves the right to obtain electronic verification.

#### 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.