

Grove.

FIND YOUR HOME



144c Cinder Bank
Dudley,
West Midlands
DY2 9BW

Offers In The Region Of £300,000

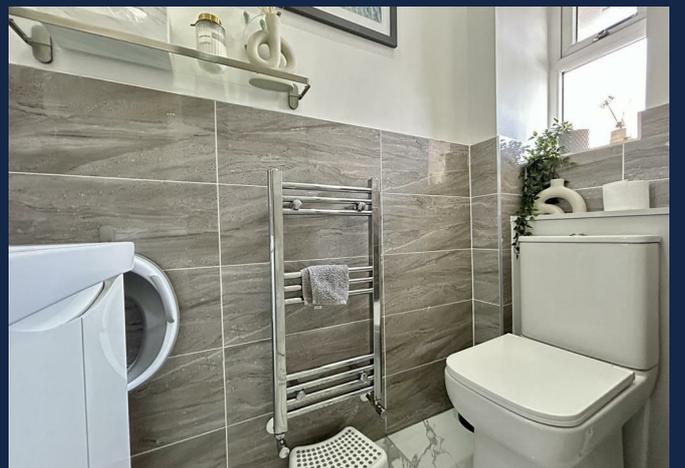


On Cinder Bank, Dudley, this detached home offers a perfect blend of comfort and modern living. For those with vehicles, the property includes parking, ensuring convenience and ease of access. The surrounding area of Cinder Bank is known for its accessibility to local amenities, making it a desirable location for both families and professionals alike.

The property briefly comprises of an entrance hall with stairs to the first floor and doors into a lounge, kitchen diner and downstairs w.c.. The first floor offers two bedrooms and a family bathroom, with the third bedroom offering an en suite. The second floor has the second bedroom with en suite. The rear garden is lawned and a blank canvas for families.

This detached house is not just a place to live; it is a home where memories can be made. With its thoughtful design and prime location, it presents an excellent opportunity for anyone looking to settle in Dudley. JH 25/02/2026 EPC=B







Approach

The approach consists of a shared concrete driveway with a ramp leading to a double glazed frosted glass front door.

Entrance hall

The entrance hall has a central heating radiator, stairs rising to the first floor, a door to an under stairs storage cupboard housing the fuse box, and doors leading to the kitchen/diner, lounge and downstairs WC.

Lounge 15'5" x 8'6" (4.7 x 2.6)

The lounge has a double glazed window to the front and a central heating radiator.

Kitchen diner 9'6" x 15'1" (2.9 x 4.6)

The kitchen/diner has a double glazed window to the rear, double glazed French doors to the rear, a central heating radiator, wall and base units with a work surface over, tiled splashbacks, an integrated oven with gas hob and extractor over, a wall mounted boiler within a unit, a single basin sink with mixer tap and drainer, and space for a washing machine.

Downstairs w.c.

The downstairs w.c. has a double glazed obscured window to the front, a vertical central heating towel rail, a wash hand basin with mixer tap set in a vanity unit, and a low level flush WC.









First floor landing

The first floor landing has a central heating radiator and doors leading to two bedrooms and the bathroom.

Bedroom 8'6" x 10'5" (2.6 x 3.2)

This bedroom has two double glazed windows to the rear and a central heating radiator.

Bathroom

The bathroom has a double glazed obscured window to the side, a vertical central heating towel rail, a bath, a wash hand basin with mixer tap set in a vanity unit, and a low level flush WC.

Front bedroom 17'4" max 6'6" min x 15'1" max 8'6" min (5.3 max 2.0 min x 4.6 max 2.6 min)

This bedroom has a double glazed window to the front, a central heating radiator, and a door leading to the ensuite.

En-suite

The en-suite has a double glazed obscured window

to the front, a vertical central heating towel rail, a wash hand basin with mixer tap set in a vanity unit, a low level flush w.c. and a corner shower.

Second floor landing

The second floor landing has a door leading to the bedroom.

Bedroom (second floor) 15'1" x 9'6" (4.6 x 2.9)

This bedroom has two double glazed skylights, a central heating radiator, and a door leading to the en-suite shower room.

En-suite shower room

The en-suite shower room has a double glazed skylight, a vertical central heating towel rail, a wash hand basin with mixer tap, a low level flush w.c. and a corner shower.

Garden

The garden has a lawn and patio.

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 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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