

# Grove.

FIND YOUR HOME



33 Surfeit Hill Road  
Cradley Heath,  
West Midlands  
B64 7EB

Offers In The Region Of £200,000



On Surfeit Hill Road in Cradley Heath, this semi-detached home presents opportunity for investors and first time buyers. The surrounding area is known for its pleasant atmosphere and accessibility to local amenities, ensuring that everything you need is within easy reach.

The property itself offers a driveway to the front with access into the garden via a gate. The property is accessed via a side door, which leads into an entrance hall. The entrance hall opens into two reception rooms, with the rear being attached to a kitchen. The kitchen is complimented by a utility space and w.c. Upstairs are three bedrooms and a family bathroom. The garden is tiered with patio and lawn.

Whether you are looking to settle down or invest in a buy-to-let, this house on Surfeit Hill Road is certainly worth considering. JH 05/12/2025 V1











#### Approach

Via stone chipping driveway with path leading to side gated access to garden, double glazed door into entrance hall.

#### Entrance hall

Having under stairs storage, central heating radiator, dado rail, door to additional storage, doors into two reception rooms.

Front reception room 11'9" min 13'1" max x 13'1" max 10'5" min (3.6 min 4.0 max x 4.0 max 3.2 min)

Double glazed stained glass bay window to front, central heating radiator, coving to ceiling, dado rail, feature fireplace.

Second reception room 12'1" min 13'1" max x 10'5" (3.7 min 4.0 max x 3.2)

Double glazed French doors to rear garden, double glazed window to side, central heating radiator, coving to ceiling, dado rail, glass door into kitchen.

Kitchen 7'2" x 9'6" (2.2 x 2.9)

Double glazed window to side, central heating radiator, wall and base units with a roll top surface over, splashback tiling to walls, space for fridge freezer, sink with mixer tap and drainer, integrated oven, gas hob, glass door into utility area.













#### Utility area

Entrance to downstairs w.c., step down to double glazed window to rear, work surface and space for white goods.

#### Downstairs w.c.

Window to side, low level flush w.c. and wash hand basin.

#### First floor landing

Loft access, coving to ceiling, central heating radiator, dado rails, doors into three bedrooms and family bathroom.

#### Bedroom one 13'1" x 10'5" (4.0 x 3.2)

Double glazed window to front, central heating radiator, coving to ceiling, picture rail, dado rail, fitted wardrobes.

#### Bedroom two 8'10" x 10'5" (2.7 x 3.2)

Double glazed window to rear, double glazed window to side, central heating radiator, coving to ceiling.

#### Bedroom three 7'6" x 9'6" (2.3 x 2.9)

Double glazed window to rear, central heating radiator, coving to ceiling.

#### Bathroom

Double glazed obscured window, complementary tiling to walls, vertical central heating towel rail, pedestal wash hand

basin with mixer tap, w.c., corner bath with electric shower over.

#### Rear garden

The top tier of the garden is a slabbed patio area with access to front via gate, out door tap. The lower tier is lawned with raised beds housing a variety of shrubs 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 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 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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