

# Grove.

FIND YOUR HOME



29 Fieldfare Close  
Cradley Heath,  
West Midlands  
B64 5QH

Offers In Excess Of £200,000



Delightful End-Terrace Home in Cradley Heath being offered for sale with No Upward Chain.

Situated on the popular Fieldfare Close in Cradley Heath, this charming end-terrace property offers a fantastic opportunity for first-time buyers or those seeking a well-connected and comfortable home. Located within a friendly residential area, the property is just a short distance from local amenities including the Haden Hill Leisure Centre, Tesco Extra, and a range of shops, cafés, and schools. For outdoor enjoyment, Haden Hill Park, with its historic house, woodland walks, and children's play areas is also nearby, providing a perfect space to relax or exercise.

The property features tandem parking and a neat stone-chipped frontage. Inside, an entrance hall leads to a modern kitchen and a spacious living room with access to the rear garden. Upstairs, there are two bedrooms, one with built-in storage, and a contemporary family bathroom. The garden is arranged over two tiers, complete with a shed and a selection of fruit trees, offering a private and versatile outdoor space.

This end-terrace house is more than just a property - it's a home where lasting memories can be made. Arrange a viewing today and see the potential this delightful home has to offer. JH 15/09/2025













#### Approach

Via a shared tarmac driveway to the side and further parking space to front, stone chipping area, slabbed pathway to composite front door into the entrance hall.

#### Entrance hall

Vertical central heating radiator, coving to ceiling, stairs to first floor accommodation, door way into kitchen and door to reception room.

#### Kitchen 5'6" x 9'10" (1.7 x 3.0)

Double glazed window to front, vertical central heating radiator, serving hatch to reception room, high gloss wall and base units with roll top surface over, splashback tiling to walls, oven, hob, extractor, sink with mixer tap and drainer, central heating boiler, space for fridge freezer and washing machine.

#### Reception room 14'9" x 11'9" (4.5 x 3.6)

Double opening French doors to rear with two double glazed side panels, double glazed window to side, central heating radiator, coving to ceiling.

#### First floor landing

Loft hatch with ladder, doors into two good sized double bedrooms and shower room.

#### Bedroom one 11'9" x 8'10" (3.6 x 2.7)

Double glazed window to rear, central heating radiator. If required, bedroom furniture is included.











Bedroom two 8'2" x 8'10" (2.5 x 2.7)

Double glazed window to front, central heating radiator, two fitted storage cupboard one being used as a wardrobe and one used as an airing cupboard.

Shower room

Double glazed obscured window to side, complementary tiling to walls, central heating radiator, low level flush w.c., pedestal wash hand basin with mixer tap, corner electric shower.

Rear garden

Outdoor covered carpet area with step down to stone chipping area, further step to chipping area with feature pond, raised borders with a variety of fruit trees, garden shed having power.

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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