

# Grove.

FIND YOUR HOME



461 Halesowen Road  
Cradley Heath,  
West Midlands  
B64 7JD

Offers In The Region Of £160,000



Located on the popular Halesowen Road in Cradley Heath, this semi-detached house presents an excellent opportunity for investors, families and first-time buyers. Situated in a desirable location, this property benefits from easy access to local amenities, schools, and transport links, making it an ideal choice for those seeking a vibrant community.

To the front of the property is a lawn area with a slabbed path leading to the side access of the property and side facing front door. Upon entering, you are greeted by an entrance hall that gives access to two reception rooms and a kitchen. These versatile areas can be tailored to suit your lifestyle, whether you envision a cosy family lounge or a formal dining space. The natural light that floods through the windows creates a warm and welcoming atmosphere throughout the home. On the first floor are three bedrooms and a family size shower room. The rear of the property offers a tiered garden and gate access to the close of High Clere.

In summary, this semi-detached house on Halesowen Road is a wonderful opportunity to make a property your own. With its generous living spaces, three bedrooms and convenient location, it is a property that truly deserves your attention. Don't miss the chance to make it your own.

Agent note: The radiators are not working as no boiler. JH 16.01.25 V1







#### Approach

Via slabbed pathway with lawn area to side, side entrance door giving access to:

#### Entrance hall

Doors leading to two reception rooms and kitchen, stairs to first floor accommodation.

**Kitchen 6'10" x 7'10" (2.1 x 2.4)**

Single sink and drainer, wall and base units, space for washing machine, cupboard housing gas meter.

**Reception room one 10'9" x 14'9" (3.3 x 4.5)**

Double glazed window to front, t.v. point.

**Reception room two 11'1" x 7'6" (3.4 x 2.3)**

Double glazed French doors to rear, double glazed panels to either side, t.v. point, cupboard leading to under stairs storage.

#### First floor landing

Decorative coving to ceiling, loft access, doors to bedrooms and shower room, airing cupboard housing water tank.

**Bedroom one 11'1" min 12'9" max x 8'10" (3.4 min 3.9 max x 2.7)**

Coving to ceiling, double glazed window to rear.





Bedroom two 8'10" x 12'5" max 10'9" min (2.7 x 3.8 max 3.3 min)

Double glazed window to front, coving to ceiling.

Bedroom three 7'10" x 5'6" (2.4 x 1.7)

Double glazed window to front, coving to ceiling.

Shower room

Double glazed window to rear, complementary tiling to walls, corner electric shower, vanity wash hand basin with mixer tap, low level flush w.c.

Rear garden

Slabbed patio area with slabbed steps to the top of the garden, lawned area, feature pond, second tier is raised beds and third tier has slabbed patio area and access to the back of the property.

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. 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.

# Grove.

FIND YOUR HOME

Halesowen

18 Hagley Road, Halesowen, West Midlands, B63 4RG

T: 0121 550 5400

E: [halesowen@grovepropertiesgroup.co.uk](mailto:halesowen@grovepropertiesgroup.co.uk)