

# Grove.

FIND YOUR HOME



37 Pearson Street  
Cradley Heath,  
West Midlands  
B64 6ED

Fixed Asking Price £165,000



On Pearson Street, Cradley Heath, this delightful terraced home presents an excellent opportunity for both first-time buyers. One of the notable features of this property is the parking space available for multiple vehicles.

The property comprises of a tarmacadam driveway and side lawn. The garden can also be accessed via a private passage to the left of the neighbouring property. Inside is an entrance hall, reception room with under stairs storage and spacious kitchen. Upstairs are two bedrooms and a family bathroom. The garden is a blank canvas with lawn and patio.

Cradley Heath is known for its friendly community and convenient amenities, making it an ideal location for those who appreciate both tranquillity and accessibility. This terraced house is a wonderful blend of comfort and practicality, making it a must-see for anyone looking to settle.

LEASEHOLD, FREEHOLD UPON COMPLETION IF SOLD AT 100% SHARE. JH 02/12/2025  
EPC=D







#### Approach

Via tarmacadam driveway with side access into the garden and lawn, double glazed obscured door into entrance hall.

#### Entrance hall

Having the fuse box, stairs to first floor accommodation, door into reception room.

#### Reception room 12'1" x 11'5" (3.7 x 3.5)

Double glazed window to front, electric fireplace, coving to ceiling, double opening doors to under stairs storage cupboard.

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

Double glazed window to rear, double glazed obscured door to rear, inset ceiling light points, wall and base units with roll top surface over, splashback tiling to walls, sink with mixer tap and drainer, oven with hob, extractor, dishwasher and washing machine.

#### First floor landing

Loft access and doors into two bedrooms, family bathroom and airing cupboard housing the immersion heater.

#### Bedroom one 8'6" x 15'1" max 11'9" min (2.6 x 4.6 max 3.6 min)

Double glazed window to front, electric storage heater, sliding doors to fitted wardrobes.





Bedroom two 13'1" x 8'2" (4.0 x 2.5)  
Double glazed window to rear, electric storage heater.

Bathroom  
Double glazed obscured window to rear, w.c., pedestal wash hand basin, bath with electric shower over.

Rear garden  
Slabbed patio, gate to side access, raised lawn area.

Tenure  
Reference to the tenure of a property are based on information supplied by the seller. We are advised that the property is Leasehold, ground rent and other charges may be payable. A buyer is advised to obtain verification from their solicitor. The length of the lease is 99 years from 1st December 1989. The rent for the 50% share per month is £286.91. We are advised that if staircased to 100% share, simultaneous with completion, the property will be freehold.

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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