

Grove.

FIND YOUR HOME



10 Haysech
Cradley Heath,
West Midlands
B64 7JN

Offers In The Region Of £400,000



A superb two bedroom detached bungalow sitting adjacent to Haden Hill Park. This bungalow is a rare find, offering a harmonious living experience in a sought-after area. Surrounded by the picturesque scenery, this property is a gateway to the local community. Residents can enjoy nearby parks, shops, and transport links, making it an ideal location for those who appreciate both tranquillity and accessibility.

The property comprises of two driveways, separated by the flower bed island. The front door opens into the entrance porch and hall, which provides access to the kitchen/breakfast room, reception room, bedroom 1, bathroom and stairs to the loft room. Through a door you can reach a separate hall, offering separate living, giving access to a garage/study, currently being used as a bedroom with En-suite shower room, separate w.c. and a bedroom, currently being used as a reception room. The conservatory offers a kitchenette. The loft room offers stairs and storage and is currently being used as a bedroom.

Whether you are looking to downsize or seeking a charming home to start your journey, this property is sure to impress. Do not miss the opportunity to make this lovely bungalow your own. JH 15/04/25







Approach

Via block paved driveway leading to garage, further stone chipping drive, front lawn, side gate to rear, raised beds, double glazed door into:

Porch

Two double glazed windows, obscured door into:

Entrance hall

Two central heating radiators, coving to ceiling, stairs to loft access, doors into kitchen, reception room, bedroom one, shower room and inner hall.

Reception room 14'1" x 13'1" (4.3 x 4.0)

Double glazed bay window to front, central heating radiator, coving to ceiling, feature fireplace, two stained glass windows to side.

Kitchen 8'10" x 13'1" (2.7 x 4.0)

Two double glazed windows to rear, double glazed obscured door to rear, two central heating radiators, wall and base units, oak surface over, hob, extractor, integrated oven and microwave, one and a half bow sink with drainer and mixer tap, integrated washing machine, door to pantry, space for American style fridge freezer.

Pantry 5'6" x 2'3" (1.7 x 0.7)

Double glazed obscured window to side.









Bedroom one 12'1" x 12'1" (3.7 x 3.7)

Double glazed bay window to front, coving to ceiling, central heating radiator.

Shower room

Double glazed obscured window to side, coving to ceiling, towel rail, low level flush w.c., vanity wash hand basin, shower cubicle.

Inner hall

Coving to ceiling, doors into w.c., bedroom two, garage and study.

Garage/study 11'1" x 8'6" (3.4 x 2.6)

Double glazed window to side, door into shower room.

Shower room

Vanity wash hand basin with mixer tap, shower, tiling to walls.

Separate w.c.

Low level flush w.c., double glazed obscured window to rear, half height tiling, wash hand basin.

Bedroom two 8'10" x 9'10" (2.7 x 3.0)

Currently being used as a bedroom there is a double opening doors into conservatory, central heating radiator.

Conservatory 11'1" x 7'10" (3.4 x 2.4)

Double glazed opening doors to rear, double glazed windows to surround, base units, sink with mixer tap and drainer.

Loft 22'3" x 12'1" (6.8 x 3.7)

This area is being used as a bedroom with double glazed window to front, fitted storage.

AGENTS NOTE: There is restricted head height in this room.

Rear garden

Slabbed patio area with raised beds to side and lawn area.

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

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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