

# Grove.

FIND YOUR HOME



61 Codsall Road  
Cradley Heath,  
West Midlands  
B64 7DZ

Offers In The Region Of £179,950





Situated on the ever-popular Codsall Road, this semi detached home presents an excellent opportunity for first time buyers and investors alike. The location is particularly appealing offering convenient access to local amenities, well regarded schools and transport links, while enjoying the added benefit of backing directly onto Codsall Coppice providing a peaceful and private outlook.

To the front, the property benefits from a block paved driveway, gated side access leading through to the rear garden. Upon entering the front door opens into a welcoming entrance hall, with doors leading to the kitchen and reception room, as well as stairs rising to the first floor.

The kitchen is bright and airy, featuring two windows that allow natural light to flood the space. The lounge overlooks the low maintenance rear garden and provides access to a useful rear porch, offering additional storage. Upstairs, the first floor comprises two well proportioned bedrooms and a spacious family bathroom.

This property offers fantastic potential and is ideally suited to a range of buyers, including first time purchasers and landlords seeking a well located investment opportunity. JH 14/01/2025 V1 EPC=D











#### Approach

Via a block paved driveway, gated access to rear garden, double glazed obscured door into entrance hall.

#### Entrance hall

Vertical central heating radiator, doors to kitchen and lounge, stairs to first floor accommodation.

#### Kitchen 13'9" x 7'6" (4.2 x 2.3)

Two double glazed windows to front, central heating radiator, wood effect wall and base units with roll top work surface over, splashback tiling to walls, integrated fridge freezer, integrated Bosch microwave and oven, integrated Bosch gas hob with extractor over, coving to ceiling, one and a half bowl sink with mixer tap and drainer, integrated Bosch dishwasher and central heating boiler.

#### Lounge 14'1" max 13'1" min x 12'5" (4.3 max 4.0 min x 3.8)

Coving to ceiling, central heating radiator, feature fire with wooden surround, French doors to rear garden, further door into rear porch.

#### Rear porch

Door to under stairs storage, double glazed obscured door to garden.

#### First floor landing

Loft access, double glazed window to side, double glazed window to rear, doors to bedrooms and bathroom.





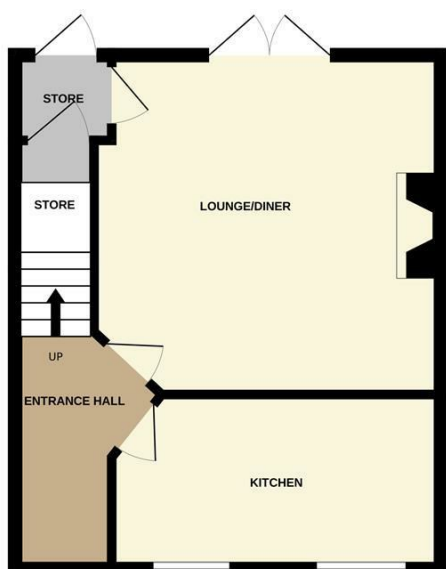




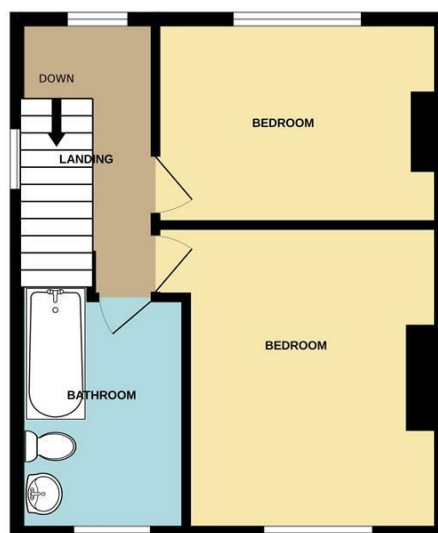




GROUND FLOOR



1ST FLOOR



CODSALL ROAD, CRADLEY HEATH

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#### Bathroom

Double glazed obscured window to front, vertical central heating towel rail, pedestal wash hand basin with mixer tap, low level flush w.c. and bath with electric shower over.

#### Bedroom one 12'9" x 9'2" (3.9 x 2.8)

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

#### Bedroom two 10'5" x 8'6" (3.2 x 2.6)

Window to rear, central heating radiator, fitted wardrobes.

#### Garden

The garden is tiered with a patio and beds with shrubs and having fencing to its boundary.

#### 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 A

#### 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.

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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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