

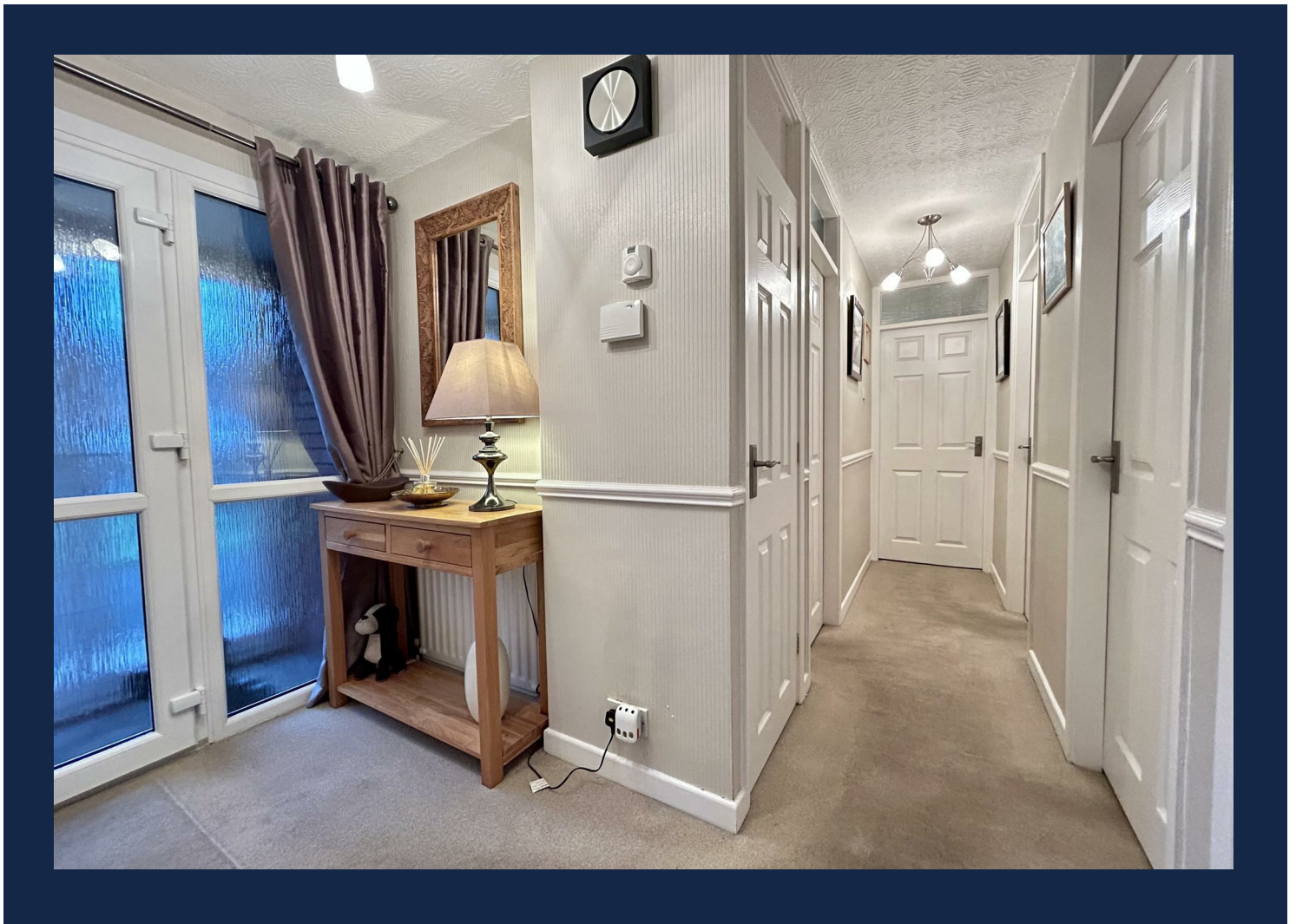
Grove.

FIND YOUR HOME



2A Hadendale
Cradley Heath,
West Midlands
B64 7JW

Offers Over £380,000



Located in the community of Hadendale, Cradley Heath, this corner plot detached bungalow offers a garage, off road parking and three bedrooms. Situated in a tranquil neighbourhood, this home benefits from a serene environment while still being within easy reach of local amenities, schools, and transport links. Whether you are looking to start a family, or simply enjoy the convenience of single-storey living, this bungalow presents an excellent opportunity.

The property comprises of a tarmac driveway to the front, which reaches the front door and garage doors, with a lawn area that wraps around to the rear garden, but is separated by a gate. Through the front door is an entrance hall which radiates to a lounge, kitchen, bathroom, w.c. room and three bedrooms. The kitchen has been modernised and gives access to a veranda which runs from the side of the property to the store in the conservatory, useful for storage and additional access. The spacious reception room has potential to be utilised as a lounge-diner due to its L shaped feature. The sliding patio doors back onto a conservatory area used as an additional reception room, allowing natural light in. From the conservatory, a utility, store, garage and garden are reached.

With its appealing location and comfortable living spaces, this property is not to be missed. Embrace the chance to make this charming bungalow your new home in Hadendale, Cradley Heath. JH 15/07/25 V4 EPC=D







Approach

Via tarmacadam driveway with lawn area wrapping around both sides of property, access to garage and porch.

Porch

Double glazed front door with side panels, further double glazed door to entrance hall.

Entance hall

Access to loft, central heating radiator, doors leading to bedrooms, shower room, w.c., airing cupboard, lounge and kitchen. Dado rail and two ceiling light points.

Kitchen 6'10" x 11'9" (2.1 x 3.6)

Double glazed window to verandah, double glazed obscured door to veranda, splashback tiling, matching wall and base units, wooden work surface over, gas hob with extractor fan over, integrated oven, space for dishwasher, fitted fridge, single sink with drainer and mixer tap, floor level fan heater, central heating boiler.

Lounge 18'0" max 10'5" min x 13'5" max 9'6" min (5.5 max 3.2 min x 4.1 max 2.9 min)

Double glazed sliding patio door to conservatory, central heating radiator, double glazed window to conservatory, coving to ceiling, feature fireplace with gas fire, t.v. point.

Verandah

Two double glazed obscured doors to the study and to the front entrance, picture rail, two ceiling light points.





Conservatory 7'6" x 19'8" (2.3 x 6.0)
Double glazed windows with panels above, double glazed sliding patio door, door to garage, utility and store.

Store 7'10" x 5'2" (2.4 x 1.6)
Double glazed window to rear, dado rail, door to verandah.

Utility area 8'2" x 7'2" (2.5 x 2.2)
Complementary matching wall and base units, single sink with drainer and mixer tap, space for washing machine and dryer, space for American style fridge freezer, single glazed window to conservatory.

Bedroom one 13'1" x 10'2" (4.0 x 3.1)
Double glazed window to side, central heating radiator, fitted wardrobes.

Bedroom two 10'2" x 7'6" (3.1 x 2.3)
Double glazed window to side, central heating radiator, coving to ceiling, fitted wardrobe.

Bedroom three 9'10" x 7'6" (3.0 x 2.3)
Double glazed window to front, central heating radiator, built in wardrobe.

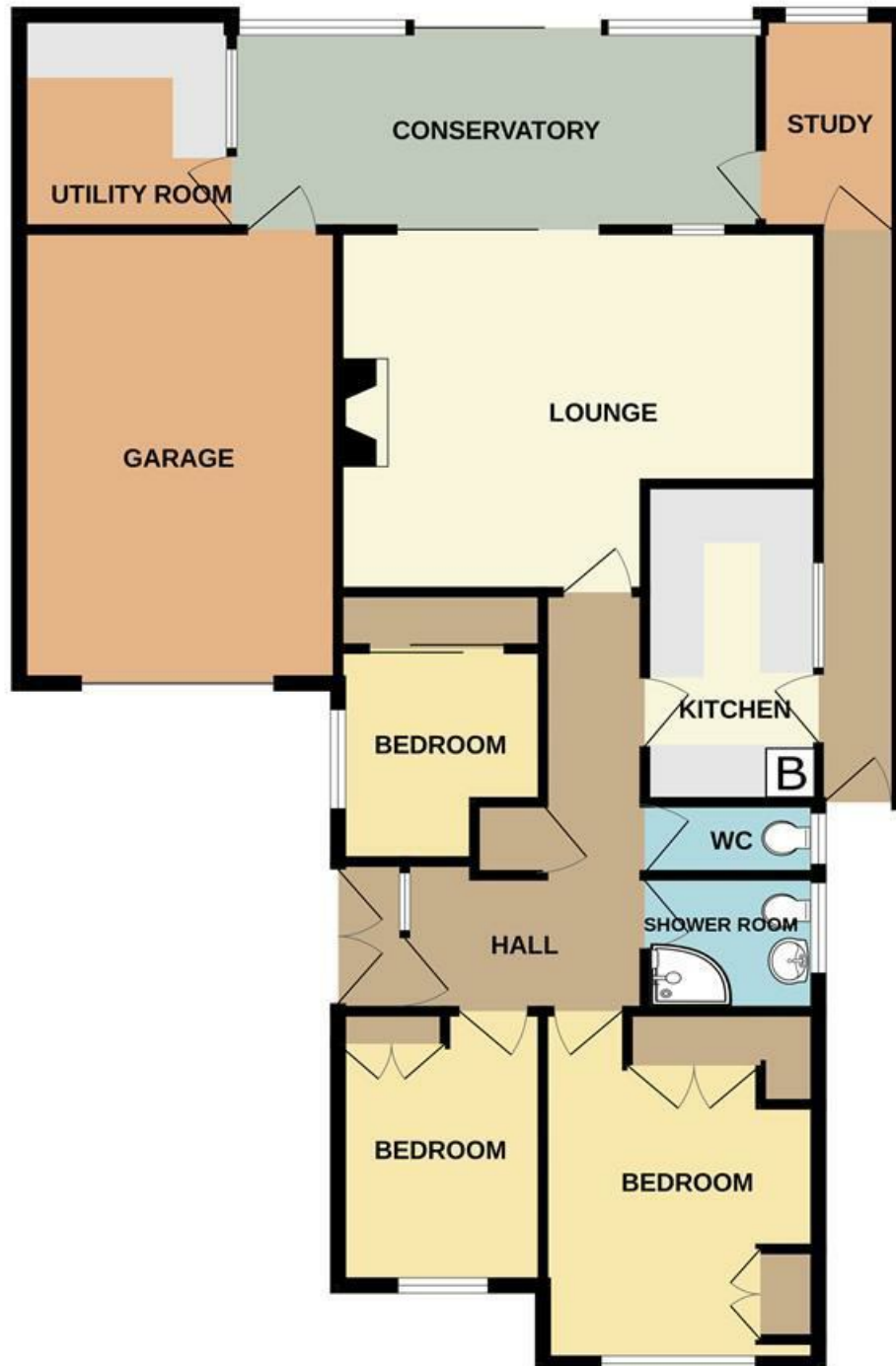
Shower room
Double glazed obscured window to side, complementary tiling to walls, low level flush w.c., vanity wash hand basin with mixer tap, corner shower with monsoon shower head over, vertical central heating radiator.

Separate w.c.
Double glazed obscured window to side, low level flush w.c., wash hand basin with mixer tap, complementary tiling to walls.

Garage 16'4" x 12'1" (5.0 x 3.7)
Has up and over garage door and 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.

GROUND FLOOR
1217 sq.ft. (113.0 sq.m.) approx.



TOTAL FLOOR AREA : 1217 sq.ft. (113.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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.

Garden

A V-shaped garden with a patio and lawn area. There is access to the front garden via a gate.

Important Notice

1. No description or information given whether or not these particulars and whether written or verbal (information) about the property or its value may be relied upon as a statement or representation of fact. Grove Properties Group do not have any authority to make representation and accordingly any information is entirely without responsibility on the part of Grove Properties Group or the seller. 2. The photographs (and artists impression) show only certain parts of the property at the time they were taken. Any areas, measurements or distance given are approximate only and interior measurements are wall to wall. 3. Any reference to alterations to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. 4. No statement is made about the condition of any service, equipment, fixtures or fittings and so cannot verify they are in working order for fit for their purpose. The buyers are advised to obtain verification from their own solicitor or surveyor.