

Grove.

FIND YOUR HOME



18 Corngreaves Hall Corngreaves Road
Cradley Heath,
West Midlands
B64 7NL

Offers In Excess Of £360,000



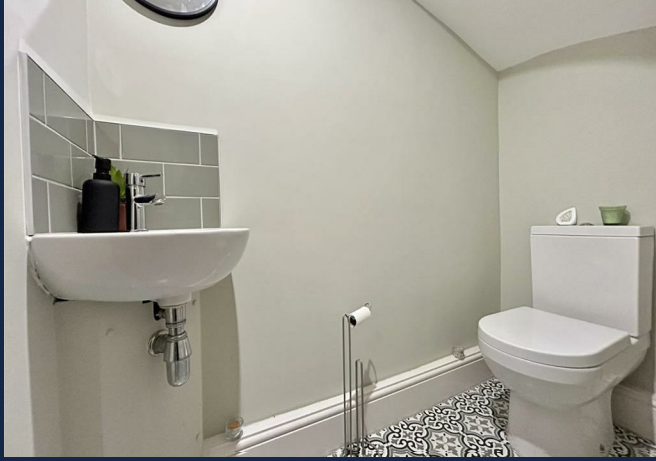
This modern three storey, four bedroom terraced house is situated on the grounds of the former Corngreaves Castle which was originally built around 1795. The house has been built and modified to an exceptional standard to match the castle itself, whilst maintaining its character. While the property spans a generous area, it is the location that enhances its appeal, due to its close proximity to local shops, schools, transport links and just a stone's throw away from Haden Hill Park, ensuring that daily necessities are never far away. This property presents an excellent opportunity for families or those seeking a spacious home with extra privacy due to its gated access and private communal grounds.

The property comprises of communal grade II listed gates with telecom and fob access into the communal grounds. To the front of the property is a private front lawn and slabbed path leading into the front door and entrance porch. The entrance porch provides access to the front reception room. At the heart of the property is the entrance hall with downstairs w.c., stairs to the first floor and door into the modernised kitchen with breakfast bar. Throughout the ground floor is Karndean flooring, giving a high standard finish to the property. On the first floor is the family bathroom, fourth bedroom and master bedroom with an en suite shower room. On the second floor is the second bedroom and third bedroom with a shower room located between them. The property offers two allocated parking spaces and visitors parking. Additional visitors parking at the rear can be accessed via Barn Close.

Whether you are a growing family or simply in search of more space, this property is sure to meet your needs. Do not miss the chance to make this charming house your new home. JH 27/02/25 EPC=C







Approach

Slabbed pathway with lawn and hedges to surround, access to front door leading to porch area with a further door to the lounge.

Lounge 15'5" max 8'6" min x 14'1" max 9'10" min (4.7 max 2.6 min x 4.3 max 3.0 min)

Double glazed sash window to front, two central heating radiators, karndean flooring, coving to ceiling, door leading to entrance hall currently used as a study.

Entrance hall

Stairs to first floor accommodation, karndean flooring, central heating radiator, door to downstairs w.c.

Downstairs w.c.

Low level flush w.c., wash hand basin with mixer tap, splashback tiling, vertical central heating towel radiator, cupboard to under stairs storage.

Kitchen 11'9" x 15'5" (3.6 x 4.7)

Double glazed double opening French doors to rear, herringbone karndean flooring, matching wall and base units which are high gloss and slow close, square top surface over, one and a half bowl sink with mixer tap and drainer, splashback tiling to walls, integrated dishwasher, washer dryer, breakfast bar, freezer and integrated fridge freezer, oven and induction hob with extractor over, double glazed sash window to rear, central heating radiator.











First floor landing

Double opening doors to storage cupboard, central heating radiator, doors leading to family bathroom and two bedrooms.

Master bedroom 10'2" x 15'5" (3.1 x 4.7)

Two double glazed sash windows to front, central heating radiator, door into en-suite shower room.

En-suite shower room

Low level flush w.c., vertical central heating radiator, wash hand basin with mixer tap, built in shower with monsoon shower head over.

Bedroom four 9'2" x 12'1" (2.8 x 3.7)

Double glazed sash window to rear, central heating radiator.

Second floor landing

Single glazed skylight, central heating radiator, doors to two bedrooms and shower room.

Bedroom two 12'1" x 15'1" (3.7 x 4.6)

Two double glazed sash windows to front, two central heating radiators.

Bedroom three 12'5" x 9'6" (3.8 x 2.9)

Two double glazed sash windows to rear, central heating radiator, door to built in wardrobe housing central heating boiler.

Shower room

Low level flush w.c., vertical central heating towel rail, wash hand basin with mixer tap and splashback tiling, built in shower with monsoon shower head over.

Rear garden

Slabbed patio area and stone chipping 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. There is a sinking fund contribution made half yearly of £126.18 and a ground service charge again paid half yearly of £338.80.

Council Tax Banding

Tax Band is D

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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