

# Grove.

FIND YOUR HOME



94 Waterfall Lane  
Cradley Heath,  
West Midlands  
B64 6RE

Offers In The Region Of £230,000



On Waterfall Lane in Cradley Heath, this semi-detached home presents an excellent opportunity for buyers looking to personalise a property and make it their own. The location is particularly appealing, offering easy access to local amenities, schools, and transport links.

The property benefits from a block-paved driveway to the front, with a garage providing additional parking or storage. Inside, the home features an entrance porch leading into the hallway, which provides access to the kitchen and lounge. Upstairs, the first floor offers a spacious landing with doors leading to three bedrooms, a family bathroom, and a separate W.C. The rear garden is beautifully maintained and can be conveniently accessed via a side passage.

With its practical layout and excellent potential, this property is sure to attract interest. Early viewing is recommended to fully appreciate the opportunity to make this charming house your new home. JH 12/03/2026 V1







#### Approach

Via a block paved driveway with access into the porch via double glazed obscured sliding door.

#### Porch

Obscured window and door into entrance hall.

#### Entrance hall

Central heating radiator, coving to ceiling, stairs to first floor accommodation, doors into kitchen and lounge.

#### Kitchen 9'6" x 8'6" (2.9 x 2.6)

Double glazed window to side, double glazed obscured door to side, central heating radiator, coving to ceiling, wall and base units with work surface over, splashback tiling to walls, space for under counter fridge, oven, hob, extractor, space for washing machine, sink with mixer tap and drainer.

#### Lounge 11'9" x 15'8" (3.6 x 4.8)

Double glazed sliding patio doors to rear, central heating radiator, feature fireplace with open brick surround, coving to ceiling.

#### First floor landing

Coving to ceiling, storage/airing cupboard housing central heating radiator, doors to three bedrooms and bathroom.



Bedroom one 15'5" x 10'5" (4.7 x 3.2)  
Double glazed window to front, central heating radiator, stair bulk head, coving to ceiling.

Bedroom two 9'10" x 9'2" (3.0 x 2.8)  
Double glazed window to rear, central heating radiator, coving to ceiling.

Bedroom three 9'10" x 5'10" (3.0 x 1.8)  
double glazed window to rear, central heating radiator.

Bathroom  
Double glazed window bath, pedestal wash hand basin, central heating towel radiator.

Separate w.c.  
With double glazed window and w.c.

Rear garden  
Block paved patio, slabbed pathway, lawn bordered with flower beds.

Garage 9'2" x 15'5" (2.8 x 4.7)  
Housing central heating boiler, gas meter and having 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.

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. 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.

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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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