

# Grove.

FIND YOUR HOME



43 Waterfall Lane  
Cradley Heath,  
West Midlands  
B64 6RQ

Offers In Excess Of £210,000



A truly spacious and well appointed two bedrooomed terraced property with character features throughout. Waterfall Lane is well placed for very popular local schools, good transport links, and near to an abundance of local shops and amenities.

The layout in brief comprises of entrance into the front reception room, an inner hallway that leading through to the rear reception room, this features stair way access to first floor, gas fire place and opens through to kitchen. At the rear of the property is the Breakfast kitchen diner which offers flexible space and French doors leading out to rear garden. Heading upstairs is a pleasant landing, two good sized bedrooms, and a truly spacious and well presented house bathroom benefitting from separate bath and shower.

Externally the property has on street parking with rear garden access via shared alley way. At the rear of the property is a good sized garden with paved seating area near to property. AF 7/1/25 V1 EPC=E







#### Entrance hall

Via solid wood front door with original stained glass inserts, ceiling light point, central heating radiator, inner lobby under stairs, access to rear reception room.

#### Rear reception room 11'5" x 12'1" (3.5 x 3.7)

Double glazed window to rear, access to kitchen, ceiling light point, feature gas fireplace, stairs to first floor accommodation, central heating radiator, wood effect laminate flooring.

#### Kitchen Diner 8'6" x 19'0" (2.6 x 5.8)

Double glazed doors leading to rear garden, double glazed windows to side, range of wall and base units, wood effect work top, stainless steel one and a half bowl sink and drainer, five ring gas burner and extractor, double oven, space for washing machine, built in dishwasher, space for fridge freezer, aluminium glazed door to side, tiled flooring, central heating radiator.

#### First floor landing

Access to bedrooms and house bathroom.

#### Bedroom one 11'9" x 12'1" (3.6 x 3.7)

Double glazed window to rear, ceiling light point, walk in wardrobe/storage with loft hatch, central heating radiator.

#### Bedroom two 12'1" x 11'5" (3.7 x 3.5)

Double glazed window to front, ceiling light point, central heating radiator.





**House bathroom**  
Double glazed window to rear, bath and separate shower cubicle, tiling to walls, wash hand basin, low level w.c., central heating radiator, tiled flooring.

**Rear garden**  
Paved seating area, dwarf wall, lawned area leading to rear of garden with an additional seating area, mature flower borders to side, shared side access to front.

**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. In the absence of being able to provide appropriate physical copies of the above, Grove Properties Group reserves the right to obtain electronic verification.

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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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