

# Grove.

FIND YOUR HOME



9 Mill Road  
Cradley Heath,  
West Midlands  
B64 7NA

Offers In Excess Of £180,000





On Mill Road in Cradley Heath, this semi-detached house presents an excellent opportunity for investors and families alike. Cradley Heath has a friendly community and offers a range of local amenities, including shops, schools, and parks, all within easy reach. The area is well-connected, providing access to public transport links that make commuting a breeze.

The property comprises of a path and raised stone chipping borders to front. Inside is an entrance hall, two reception rooms, kitchen, veranda/utility, downstairs w.c., three bedrooms and a family bathroom. The garden is slabbed with stone chipping. JH 6/08/2025 V3 EPC D.













#### Approach

Offers shared steps, stone chipping boards, block paved area, Double glazed obscured window and obscured stain glass front door.

#### Entrance Hall

Double glazed window to front, storage heater, stairs to first floor and doors leading to reception room and kitchen.

Reception room one 11'2" min x 12'3" max x 12'11" (3.41 min x 3.75 max x 3.95)

Double glazed window to the rear and feature fire place.

Kitchen 10'4" max x 7'4" min x 6'9" (3.15 max x 2.25 min x 2.08)

Double glazed window to the front, single basin sink with induvial hot and cold taps and drainer, matching wood effect wall and base units, oven with gas hob over, entrance into under stairs storage featuring double glazed obscured window to the front and houses fuse box.

Reception room two 11'7" x 9'11" max x 6'9" (3.55 x 3.04 max x 2.08)

Double glazed sliding patio doors to the rear and feature fire place.

Veranda/Utility 3'7" min x 6'7" max x 14'6" max x 8'2" min (1.11 min x 2.03 max x 4.44 max x 2.50 min)

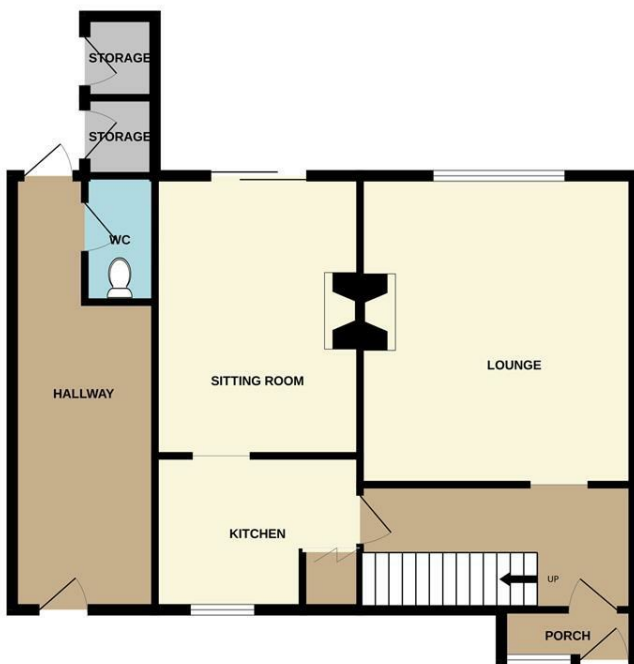
Double glazed obscured door to the front and double obscured door to the rear, space for washing machine, door into downstairs w.c.







GROUND FLOOR



1ST FLOOR



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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Downstairs w.c.

Low level flush w.c. window into the veranda.

Landing

Double glazed window to front, storage heater, loft access, doors leading to;

Family shower room

Double glazed obscured window to side, electric shower, pedestal wash hand basin with mixer tap, low level flush w.c. storage cupboard housing domestic hot water tank.

Bedroom One 11'1" x 12'3" (3.40 x 3.75)

Double glazed window to the rear.

Bedroom Two 10'2" x 9'8" (3.10 x 2.97)

Double glazed window to the rear and built in wardrobe.

Bedroom Three 8'8" x 8'2" (2.66 x 2.51)

Double glazed window to the front and stair bulk head.

Garden

Slabbed with stone chipping area and bordered by fences and two outhouses.

Agents note

There is a stair bulk head located in third bedroom.

Freehold 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 B.

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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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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