

Grove.

FIND YOUR HOME



7 Bramble Close
Cradley Heath,
West Midlands
B64 5QQ

Offers In The Region Of £270,000



A well presented and spacious 3 bed semi detached property on a corner plot. Ideal for young families and first time buyers. This fantastic family home is well placed for access to popular schools, good transport links, and near to an abundance of local shop and amenities,

The layout in brief comprises of Entrance hall, ground floor WC, a front facing lounge area, dining area, and a rear facing kitchen with stable door leading out to rear. Heading upstairs is a pleasant landing, a good sized main double bedroom, a second generous double bedroom, a third bedroom currently used as a dressing room, and the house shower room.

Externally the property offers ample off road parking for 4 plus vehicles with garage access. At the rear of the property is a low maintenance landscaped rear garden. AF 23.1.25 V2
EPC=D







Approach

Via block paved driveway to front, gravel, lawned area, access to garage, parking for numerous vehicles, side access gate to rear.

Entrance hall

Timber front door, ceiling light point, decorative coving, central heating radiator, wood effect laminate flooring.

Ground floor w.c.

Ceiling light point, extractor, low level w.c., wash hand basin with storage cupboard, tiled splashback, vinyl tiled flooring, central heating radiator.

Lounge 11'6" max 10'2" min x 13'1" (3.5 max 3.1 min x 4.0)

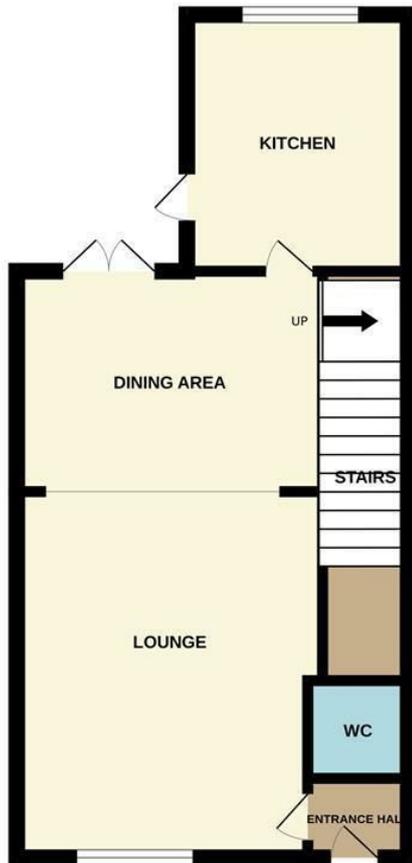
Double glazed bow window to front, ceiling light point, decorative coving, feature gas fireplace, wood effect laminate flooring, central heating radiator, opening into dining area.

Dining area 14'5" x 7'10" (4.4 x 2.4)

Double glazed French doors to rear, ceiling light point, decorative coving, central heating radiator, wood effect laminate flooring, stairs to first floor accommodation with storage cupboard under stairs.



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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Kitchen 7'7" x 8'10" (2.3 x 2.7)

Double glazed window to rear, stable style door, ceiling light point, combination boiler, range of wall and base units with stone effect work top, stainless steel sink and drainer, space for cooker, extractor, space for dishwasher and washing machine, space for fridge freezer, central heating radiator, vinyl tiled flooring.

First floor landing

Ceiling light point, loft access hatch, airing cupboard.

Bedroom one 8'2" x 11'10" (2.5 x 3.6)

Double glazed window to front, ceiling light point, central heating radiator, wood effect laminate flooring.

Bedroom two 8'2" x 9'2" (2.5 x 2.8)

Double glazed window to rear, ceiling light point, central heating radiator, wood effect laminate flooring.

Bedroom three 7'7" x 9'2" (2.3 x 2.8)

Double glazed window to rear, ceiling light point, built in storage cupboard, central heating radiator.

Bathroom

Double glazed window to front, ceiling light point, tiled walls, shower cubicle, low level w.c., wash hand basin, vertical central heating radiator, tiled flooring.

Rear garden

Block paved seating area, footpath over gravelled area with shrubs and raised flower bed to rear of garden, timber door to rear of the garage, side access gate to front.

Garage 8'6" x 16'9" (2.6 x 5.1)

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. 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.

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