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28 Wycherley Way
Cradley Heath,
West Midlands
B64 6DA

Offers In The Region Of £270,000



With three floors and four bedrooms, this super modern style property is situated in a convenient and quiet cul-de-sac location with no through traffic, but still within close proximity to local shops and amenities and a number of local schools nearby. The property has great commuter links, being walking distance to Cradley Heath train station which provides direct links to major cities. Boasting plenty of storage, with two cupboards on the first floor, built-in wardrobes in three of the bedrooms and built in storage in the second-floor bedroom, this property allows for space for the whole family.

With accommodation spread over three floors, this semi detached town house briefly comprises entrance hall, guest w.c., dual aspect kitchen-diner and lounge on the ground floor, three bedrooms, family bathroom and two storage cupboards on the first floor, master bedroom and en suite shower room to the second floor. Three of the four bedrooms are double. The property has a lawned, low maintenance garden to the rear, separate garage and parking. It also benefits from gas central heating and double glazing.

In summary, this house on Wycherley Way is a wonderful opportunity for move in ready accommodation. With its generous living spaces, four bedrooms and convenient location, it is a property that truly deserves your attention. Don't miss the chance to make it your own. JH 20.01.25 V1 EPC=C







Approach

Via slabbed pathway, stone chipping borders and lawn area. Front door giving access to:

Entrance hall

Central heating radiator, stairs to first floor accommodation, downstairs w.c., kitchen and lounge.

Kitchen 9'2" x 14'1" (2.8 x 4.3)

Double glazed bay window to front, central heating radiator, complementary matching wall and base units with work surface over, one and a half bowl sink, drainer and mixer tap, space for dishwasher and washing machine, space for fridge freezer, oven, hob with extractor over, central heating boiler, tiled flooring.

Downstairs w.c.

Double glazed obscured window to front, vertical central heating radiator, pedestal wash hand basin with splashback tiling, fuse box, low level w.c.

Lounge 16'0" x 11'5" (4.9 x 3.5)

Double glazed French doors to rear, double glazed window to rear, two central heating radiators, t.v. point.

First floor landing

Stairs leading to the second-floor landing with doors radiating to a family bathroom, three bedrooms, spacious airing cupboard and storage cupboard.









Family bathroom

Double glazed obscured window to side, bath with shower over and tiled wall, low level flush w.c., pedestal wash hand basin, central heating radiator.

Bedroom three 9'6" x 10'5" (2.9 x 3.2)

Double glazed window to front, central heating radiator, double opening doors to built in wardrobe.

Bedroom two 11'1" x 9'6" (3.4 x 2.9)

Double glazed window to rear, central heating radiator, double doors to built in wardrobe.

Bedroom four 6'6" x 7'6" (2.0 x 2.3)

Double glazed window to rear, central heating radiator.

Second floor landing

Vertical central heating radiator, door to master bedroom.

Master bedroom 11'9" max x 12'5" max 7'2" min (3.6 max x 3.8 max 2.2 min)

Double glazed window to front, central heating

radiator, two double doors to built-in wardrobes, one with access to additional eaves storage. Door to en-suite, additional eaves storage, and loft access.

En-suite

Double glazed obscured window to rear, pedestal wash hand basin, central heating radiator, corner shower with tiled walls, low level flush w.c.

Rear garden

Slabbed patio, pathway to garage, lawned area with fence borders.

Garage 16'8" x 7'6" (5.1 x 2.3)

Having up and over door and 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 your 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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28 WYCHERLEY WAY, CRADLEY HEATH, B64 6DA

TOTAL FLOOR AREA: 1263 sq.ft. (117.3 sq.m.) approx.

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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