

Grove.

FIND YOUR HOME



20 Lansbury Road
Cradley Heath,
West Midlands
B64 7QL

Offers In The Region Of £170,000

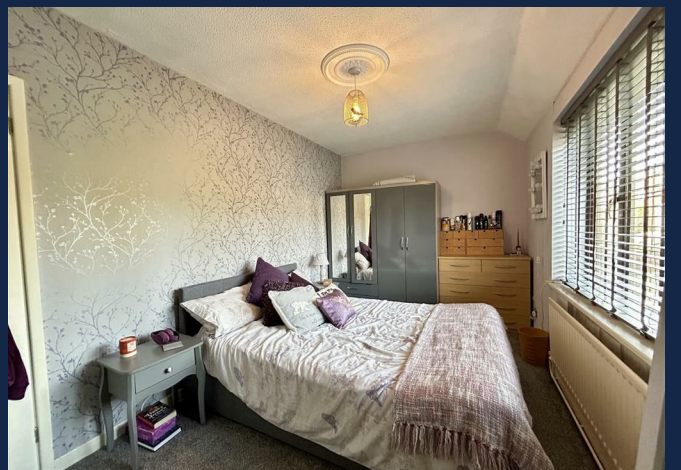
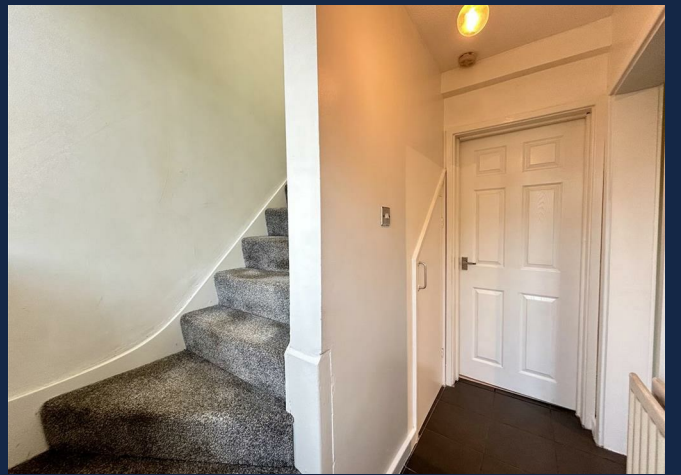


On Lansbury Road in Cradley Heath, this delightful semi-detached house presents an excellent opportunity for small families, couples or individuals.. Residents can enjoy the benefits of nearby amenities, including shops, schools, and parks, making it a practical choice for everyday living. One of the standout features of this home is the parking provision, accommodating up to two vehicles. This is a significant advantage in today's busy world, providing ease and security for your vehicles.

The property comprises of a block paved driveway with side access and step up to the front door. The entrance porch leads to the reception room, currently being used as a lounge-diner. The kitchen can be reached via the rear hallway. Upstairs are two bedrooms and a family shower room. To the rear is a tiered garden with a combination of lawn, flower beds and patio.

In summary, this semi-detached house on Lansbury Road is a wonderful opportunity for anyone looking to settle in Cradley Heath. With its inviting reception room, two bedrooms, and convenient parking, it promises a comfortable lifestyle in a friendly community. Do not miss the chance to make this charming property your new home. JS 20/2/25 V1 EPC=D







Approach

Via block paved driveway, raised stone chipping border, side access to rear, steps to double glazed front door to porch.

Porch

Double glazed door and windows to surrounds access via double glazed door to lounge.

Lounge 16'0" max 17'8" min x 10'9" max 10'5" min (4.9 max 5.4 min x 3.3 max 3.2 min)

Double glazed bow window to front, central heating radiator, coving to ceiling, dado rail.

Rear hall

Central heating radiator, under stairs storage, single glazed door to rear, stairs to first floor accommodation, double glazed window to rear, door to kitchen.

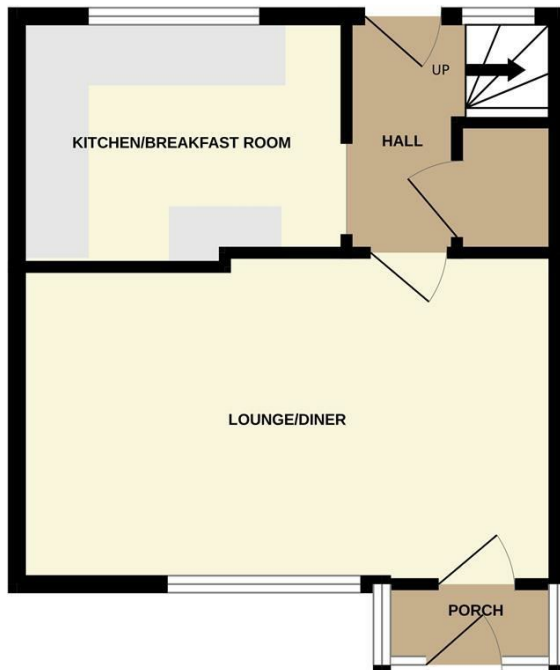
Kitchen 7'10" x 10'9" (2.4 x 3.3)

Double glazed bow window to rear, central heating radiator, matching wall and base units with roll top surface over, splashback tiling to walls, space for fridge freezer, space for slim line dishwasher and space for washing machine, single sink with mixer tap and drainer, integrated oven and hob with extractor over.

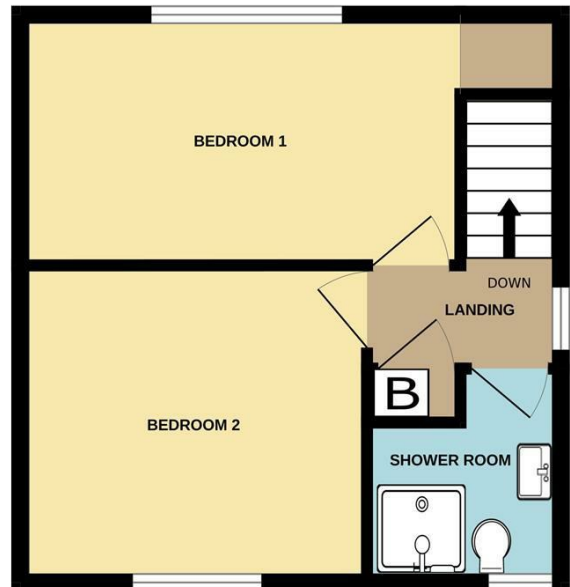
First floor landing

Double glazed obscured window to side, doors to bedrooms, bathroom and airing cupboard housing central heating boiler.

GROUND FLOOR
344 sq.ft. (32.0 sq.m.) approx.



1ST FLOOR
329 sq.ft. (30.5 sq.m.) approx.



TOTAL FLOOR AREA : 673 sq.ft. (62.5 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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Bathroom

Obscured window to front, vanity style wash hand basin with mixer tap, vertical central heating radiator with towel holder attachments, low level flush w.c., built in shower cubicle with monsoon shower head over, inset ceiling lights.

Bedroom one 14'5" x 8'6" (4.4 x 2.6)

Double glazed window to rear, central heating radiator, storage cupboard and decorative ceiling rose.

Bedroom two 11'5" max 10'2" min x 10'5" (3.5 max 3.1 min x 3.2)

Double glazed window to front, loft access, central heating radiator.

Rear garden

Tiered garden with pathway running through with a variety of lawn areas and slabbed patio areas with planted shrubs and the whole being enclosed with fence panels, slabbed access pathway 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 A

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.

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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