

Grove.

FIND YOUR HOME



20 Station Road
Cradley Heath,
West Midlands
B64 6PA

Offers In The Region Of £255,000



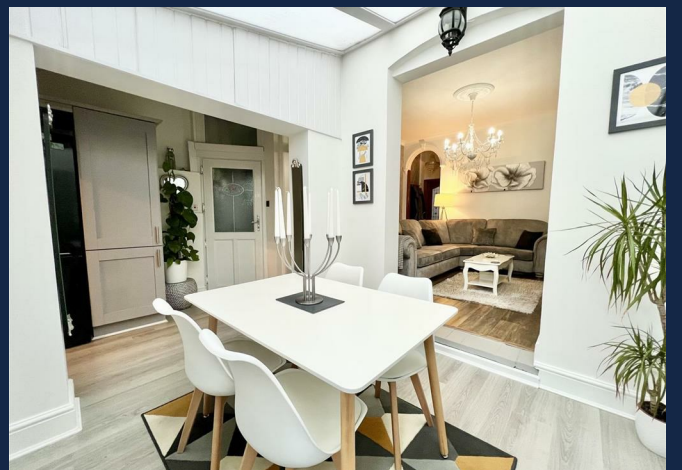
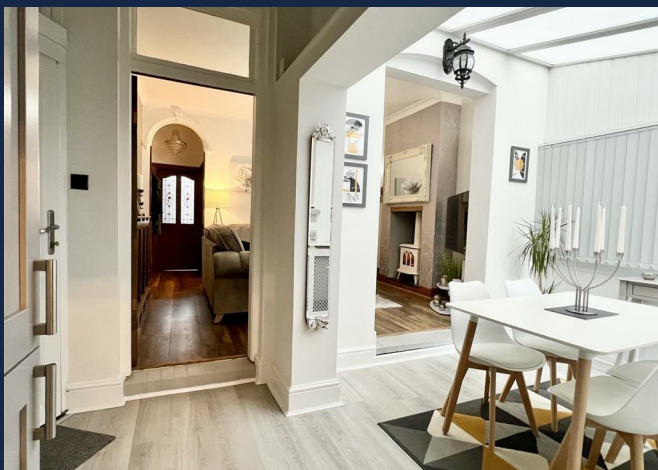
NO UPWARD CHAIN. A truly unique character property offering fantastic living space and permit parking on Meadow Street. This spacious semi detached family home features a wealth of character features throughout and has been thoughtful updated by the current owner.

The layout in brief comprises of Entrance into the front reception room with feature bay window and fireplace, an inner hallway with access to under stairs storage, a rear reception with stairs leading to first floor, feature fireplace, and open through to the dining area, with side alley access and storage. Towards the rear of the property is the updated shaker design kitchen, and a ground floor bathroom benefitting from separate bath and shower. Heading upstairs is a small landing, bedroom with ample built-in storage and w.c, and two good sized further bedrooms.

Externally the property has small front footpath behind low level brick wall. At the rear of the property is a landscaped garden with paved seating neat to property, an astro turf lawned area access through gate, and space at the base of the garden for outbuilding/office.

Note: The current owner of the property has access to parking on Meadow Street, this is an annual charge. AF 24/3/25 V4 EPC=D







Approach

Via gate with pathway to front door, railing and brick wall to boundary with small paved area, side access.

Entrance

Double glazed front door with double glazed frosted inserts.

Front reception room 13'9" x 11'9" (4.2 x 3.6)

Ceiling light and ceiling rose, decorative coving, double glaze bay window to frontage, original surround, feature open multi fuel fireplace with quartz hearth, central heating radiator, wood effect laminate flooring, reclaimed wooden door to inner hallway.

Inner hallway

Ceiling light point, decorative coving and ceiling rose, access to under stairs storage and steps down with wall mounted lighting.

Rear reception room 13'9" x 11'9" (4.2 x 3.6)

Ceiling light point, ceiling rose, coving to ceiling, archway leading back to inner hallway, wall mounted lighting, central heating radiator, gas fire, minton tile hearth, wood effect laminate flooring, opening to dining area.











Dining area 15'1" x 9'6" (4.6 x 2.9)

Corrugated roof, double glazed windows to side, French double glazed doors to rear garden wall mounted lighting, wood effect laminate flooring, opening to utility/kitchen area with double glazed door to side alleyway, ceiling lighting, central heating radiator, and wood effect laminate flooring.

Kitchen 9'10" x 10'9" (3.0 x 3.3)

Double glazed window to side, range of wall and base units, one and a half bowl sink and drainer, integrated dishwasher, space for cooker, stone effect work top, recently installed central heating boiler, feature chimney breast with log burner, space for washer, tiled splashbacks, plinth heater, access to ground floor bathroom.

Ground floor bathroom

Double glazed obscured window to side, ceiling light point, free standing bath, separate shower, w.c., wash hand basin, central heating radiator, tiled walls, tiled floor.

First floor landing

Doors radiating to:

Bedroom one 11'9" x 13'9" (3.6 x 4.2)

Two double glazed windows to rear, two ceiling light points, feature open fireplace, ample built in storage and wardrobes, cupboard housing w.c., double glazed obscured window to side, access to loft with pull down ladder.

Bedroom two 7'2" x 6'10" (2.2 x 2.1)

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

Bedroom three 9'6" x 11'9" (2.9 x 3.6)

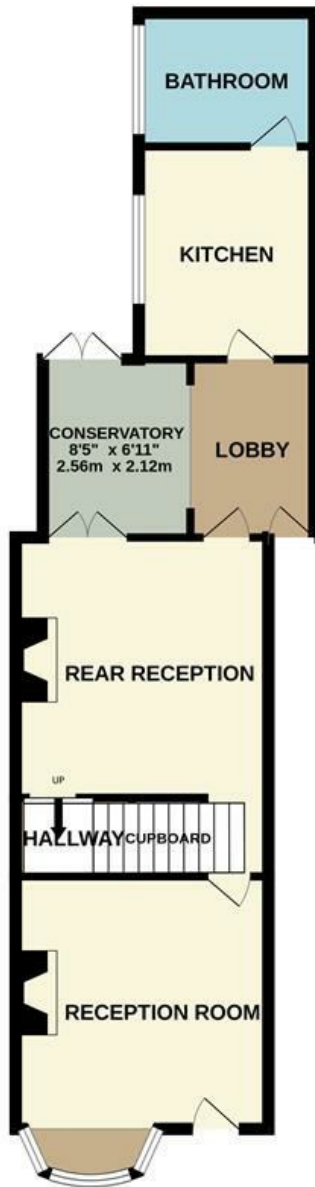
Accessed via bedroom two, double glazed window to front, ceiling light point, central heating radiator.

Rear garden

Paved seating area, low level brick wall with iron railings and gate opening to garden area which is predominantly paved with an astro turf lawned area, outbuilding to the rear which has potential for office,



GROUND FLOOR
574 sq.ft. (53.3 sq.m.) approx.



1ST FLOOR
359 sq.ft. (33.3 sq.m.) approx.



TOTAL FLOOR AREA : 932 sq.ft. (86.6 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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right off access to neighbouring property to the street to side which the current owners have two parking spaces which the owner pay an annual cost for.

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

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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