

# Grove.

FIND YOUR HOME



33 Castle Close  
Cradley Heath,  
West Midlands  
B64 6RN

Offers In Excess Of £255,000

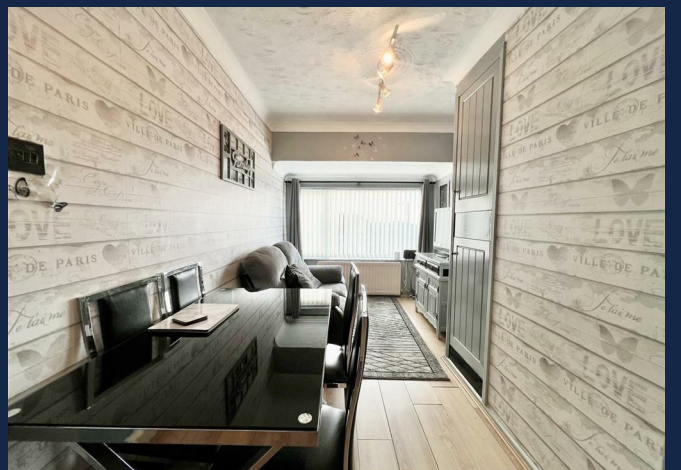


Castle Close is a popular and sought after location in Cradley Heath, benefitting from being well placed for good local schools, good transport links and near to an abundance of local shops and amenities.

This three bedroom semi-detached family home is tucked away in a quiet close. Offering well maintained accommodation and briefly comprises entrance hall, a spacious lounge, a modern style fitted kitchen/diner with an added bonus of a utility space. To the first floor is a pleasant landing, three bedrooms and the family bathroom. The property also benefits from a usable loft space which could potentially be used as a fourth bedroom, subject to the usual consents and solar panels.

Externally is a drive offering ample parking and a storage area. The rear is a low maintenance garden with paved seating area near to property. AF 11/10/24 V1 EPC=B







#### Approach

Via crete print driveway to front, paved steps leading gravelled front garden area and path to steps leading to front door, storage to front. Canopy porch with double glazed front door and external lighting leading into reception hall.

#### Reception hall

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

#### Lounge 5'11" x 18'1" (1.8 x 5.5)

Double glazed French doors to rear, double glazed windows to either side, decorative coving, ceiling light point, central heating radiator, wood effect laminate flooring. Folding door leading to:

#### Kitchen diner min 7'10" max x 27'3" (min 2.4 max x 8.3)

Double glazed window to rear, decorative coving, spotlights, range of wall and base units, stone effect work top, four ring gas burner with extractor, electric oven, stainless steel sink, space for dryer, space for fridge freezer and wood effect laminate flooring. To the rear of the kitchen is a double glazed door to rear garden and opens up to the dining area.

#### Dining area

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











#### Utility area

Double glazed door to front and rear, wall mounted lighting, base units with wood effect work top, stainless steel sink and drainer, space for washer and dryer and also houses central heating boiler, vinyl tiled flooring.

#### First floor landing

Ceiling light point, loft access hatch and doors radiating to:

#### Bedroom one 12'6" x 11'6" (3.8 x 3.5)

Double glazed window to rear, built in wardrobes, chest of drawers, central heating radiator.

#### Bedroom two 8'6" x 12'6" (2.6 x 3.8)

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

#### Bedroom three 6'7" x 9'2" (2.0 x 2.8)

Double glazed window to front, ceiling light point. Door to loft area.

#### Loft room 18'4" x 11'6" (5.6 x 3.5)

Ceiling spotlights, double glazed velux window to rear, ample storage into eaves, wood effect laminate flooring.

#### House bathroom

Double glazed obscured window to rear, ceiling spotlights, extractor, shower cubicle, tiled walls, low level w.c., wash hand basin, central heating towel radiator, storage/airing cupboard.

#### Rear garden

Paved seating area, steps leading to first tiered slabbed section of the garden with further pathway leading to astro turf section with raised beds to running the width of the garden on the third tier.

#### 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.

## 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.

## Important Notice



TOTAL FLOOR AREA: 1216sq.ft. (113.0 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.  
Made with Metropix ©2024

1. No description or information given whether or not these particulars and whether written or verbal (information) about the property or its value may be relied upon as a statement or representation of fact. Grove Properties Group do not have any authority to make representation and accordingly any information is entirely without responsibility on the part of Grove Properties Group or the seller. 2. The photographs (and artists impression) show only certain parts of the property at the time they were taken. Any areas, measurements or distance given are approximate only and interior measurements are wall to wall. 3. Any reference to alterations to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. 4. No statement is made about the condition of any service, equipment, fixtures or fittings and so cannot verify they are in working order for fit for their purpose. The buyers are advised to obtain verification from their own solicitor or surveyor.