

# Grove.

FIND YOUR HOME



15 Hall Street  
Cradley Heath,  
West Midlands  
B64 5PH

Price Guide £170,000





Offered for sale with No Onward Chain!. This is a great property for young families and first time buyers who are looking to put their own touch to a characterful property. Hall Street is ideally placed for access to local shops and amenities, great transport links, and near to popular local schools.

The layout in brief comprises of Entrance in to the front reception room with feature gas fireplace, an inner hallway with access to the cellarette, a second good sized reception room with stairs to first floor at the rear, a second inner hall/ lobby which provides external access to the court yard and to the shared access path to the rear garden. Located at the rear of the property is the breakfast Kitchen and the house Shower room with separate WC. Heading upstairs is a small Landing that provides access to the two good sized double bedrooms, the main double benefits from a store cupboard.

Externally the property comes with on street parking. At the rear of the property is a shared access to the rear enclosed garden which features brick built out building and store. AF 9/10/25 V1 EPC=F













#### Approach

Via double glazed front door with double glazed inserts, access to front reception room.

#### Front reception room 11'5" x 11'1" (3.5 x 3.4)

Double glazed window to front, ceiling light point, coving to ceiling, feature gas fireplace with marble surround with storage shelves to either side.

#### Inner hallway

Access to cellar with lighting and shelving, access to rear reception room.

#### Rear reception room 11'5" x 12'1" (3.5 x 3.7)

Door to first floor accommodation, door to lobby, double glazed window to rear, ceiling light point, coving to ceiling, gas fireplace.

#### Lobby

Access to double glazed door with inserts to rear garden, further door to courtyard area, double glazed window to side.

#### Courtyard area

Paved courtyard area.













#### Kitchen 11'1" x 8'2" (3.4 x 2.5)

Double glazed window to courtyard and double glazed window to shared side access, ceiling light with loft hatch, range of wall and base units, stone effect work top with stainless steel sink and drainer, space for cooker, space for washing, space for fridge freezer, hot water tank, tiled flooring, breakfast bar.

#### Shower room

Double glazed obscured window, ceiling light point, shower cubicle, tiled walls, wash hand basin, tiled flooring. Door to:

#### Ground floor w.c.

Double glazed window, ceiling light, tiled walls and floor and w.c.

#### First floor landing

Ceiling light, two double bedrooms.

#### Bedroom one 11'5" x 12'1" (3.5 x 3.7)

Double glazed window to rear, ceiling light, coving to ceiling, storage cupboard.

#### Bedroom two 11'5" x 11'5" (3.5 x 3.5)

Double glazed window to front, ceiling light point, decorative coving.

#### Rear garden

Shared access to garden, gate to private garden with raised brick flower beds, brick outbuilding and wooden store.

#### 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. 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.

### Important Notice

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.

