

# Grove.

FIND YOUR HOME



25 Devereux Road  
West Bromwich,  
West Midlands  
B70 6RN

Offers In Excess Of £200,000



Located in West Bromwich on Devereux Road, this terraced house presents an excellent opportunity for families and first-time buyers alike. One of the standout features of this property is the parking space available for two vehicles, a rare find in urban settings, offering both convenience and peace of mind. With its prime location, residents will benefit from easy access to local amenities, schools, and transport links, making it an ideal choice for those seeking a vibrant community atmosphere.

The property comprises of a tarmacadam drive to the front with a step to the front door. The hall provides access to the kitchen, lounge and storage cupboards. The spacious lounge has plenty of natural light due to its sliding doors into the conservatory. You can reach the first floor through the stairs in the lounge. Upstairs offers three bedrooms, a shower room and a w.c. room. To the rear is a garden with rear access.

Don't miss the chance to make this charming property your own. JH 12/02/25 V1 EPC=C













#### Approach

Via tarmac driveway to front with parking for two cars, block paved step to front door giving access to:

#### Entrance hall

Double glazed obscured door, two storage cupboards one housing the gas meter, doors to lounge and kitchen.

#### Kitchen 8'10" x 9'10" (2.7 x 3.0)

Double glazed window to front, central heating boiler, wall and base units with wood effect work surface, sink with mixer tap and drainer, space for dishwasher and washing machine and fridge freezer.

#### Lounge 15'8" max 12'5" min x 16'0" (4.8 max 3.8 min x 4.9)

Double glazed sliding door to conservatory, double glazed window to rear, feature fireplace, central heating radiator, stairs to first floor accommodation, two central heating radiators.

#### Conservatory 7'2" x 7'10" (2.2 x 2.4)

Double glazed sliding door to rear, double glazed windows to surround.

#### First floor landing

Loft access, airing cupboard and doors radiating to:

#### Separate w.c.

Double glazed obscure window to front and w.c.



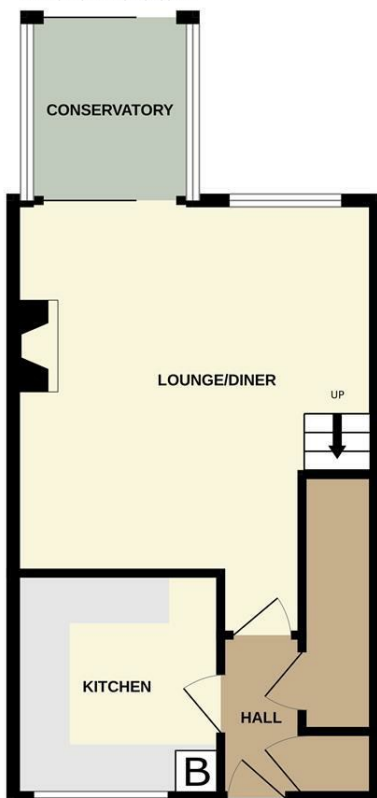




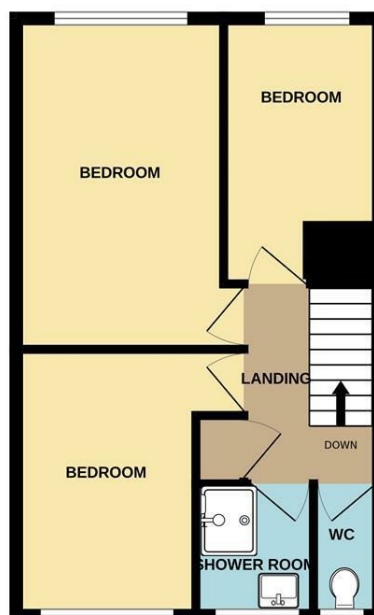




GROUND FLOOR  
456 sq.ft. (42.4 sq.m.) approx.



1ST FLOOR  
398 sq.ft. (37.0 sq.m.) approx.



TOTAL FLOOR AREA : 855 sq.ft. (79.4 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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#### Shower room

Shower cubicle, pedestal wash hand basin, vertical central heating radiator.

#### Bedroom one 14'5" x 8'10" (4.4 x 2.7)

Double glazed window to rear, central heating radiator, t.v. point.

#### Bedroom two 6'10" x 11'5" (2.1 x 3.5)

Double glazed window to rear.

AGENTS NOTE: Clients must be aware of the restricted space in this room due to the stair bulk head.

#### Bedroom three 7'6" x 11'5" (2.3 x 3.5)

Double glazed window to front, central heating radiator.

#### Rear garden

Slabbed patio area, stone chippings to the side, space for shed and gate to rear.

#### 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. 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.

#### 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

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