

# Grove.

FIND YOUR HOME



40 Spinners End Drive  
Cradley Heath,  
West Midlands  
B64 5LG

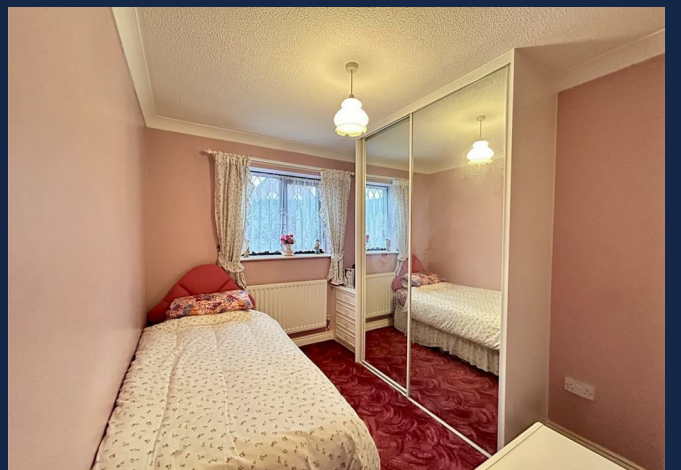
Offers In The Region Of £260,000















#### Approach

Via tarmacadam driveway, fence borders, side access to garden via a gate, access to garage. Double glazed front door with side panel leading to:

#### Entrance hall

Central heating radiator, decorative coving, storage cupboard, access to loft.

#### Kitchen 8'6" x 7'10" (2.6 x 2.4)

Double glazed window to front, wooden wall and base units with roll top work surface over, half wall tiles, one and a half bowl sink with drainer and mixer tap, oven, extractor fan, ceiling coving, plumbing for washing machine, space for fridge, door to reception room.

#### Reception room 15'5" max 7'10" min x 10'2" min 19'4" max (4.7 max 2.4 min x 3.1 min 5.9 max)

Double glazed patio door to rear, door and window to veranda, two central heating radiators, decorative coving to ceiling, t.v. point.

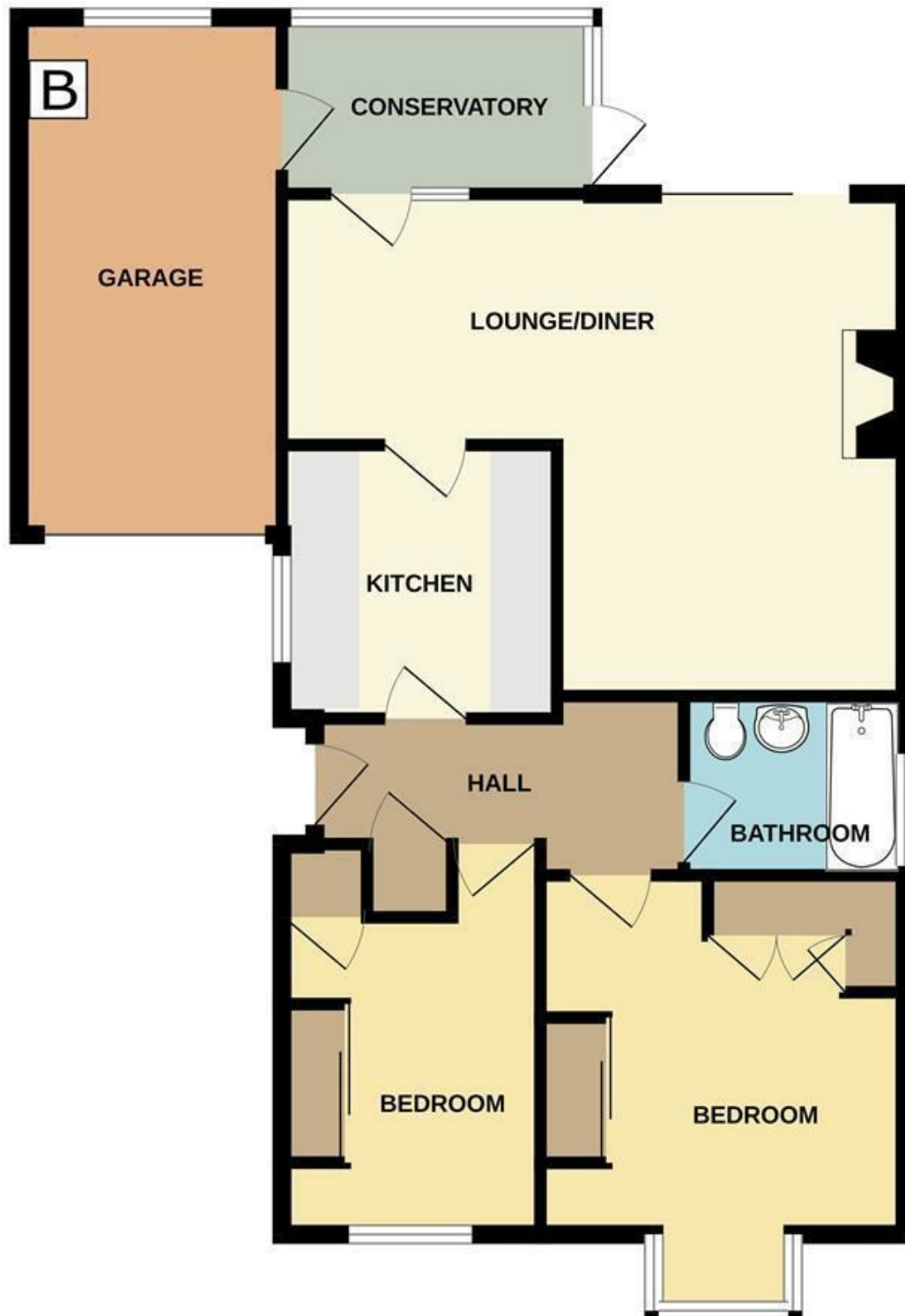
#### Veranda 5'7" x 9'6" (1.7 x 2.9)

Double glazed windows, double glazed door to rear, ceiling light point with fan, door to garage.

#### Bedroom one 13'1" max x 10'10" (4.0 max x 3.3)

Double glazed bay window to front, central heating radiator, coving to ceiling, built in wardrobe.

GROUND FLOOR  
806 sq.ft. (74.9 sq.m.) approx.



TOTAL FLOOR AREA : 806 sq.ft. (74.9 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

Bedroom two 9'10" x 7'10" (3.0 x 2.4)

Double glazed window to front, decorative coving to ceiling, central heating radiator, light point, door to built in storage cupboard.

Bathroom

Double glazed obscured window to side, vertical central heating radiator, coving to ceiling, bath with shower over, pedestal wash hand basin, w.c. and tiled walls.

Rear garden

Slabbed patio area, astro turf lawn, raised plant beds with chippings, space for shed, side gate access to front.

Garage 16'9" x 7'10" (5.1 x 2.4)

Up and over door, ceiling light points, access to loft, central heating boiler.

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 D

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.