

Grove.

FIND YOUR HOME



12 Surfeit Hill Road
Cradley Heath,
West Midlands
B64 7EB

Offers In The Region Of £239,950



Grove properties are proud to share the sale of two neighbouring properties. The properties can reach each other internally via shared access. This allows the potential to have family members close but maintain separate accommodations. On Surfeit Hill Road in Cradley Heath, this house offers two spacious reception rooms, a well-proportioned layout and a spacious garden. For those with vehicles, the property includes parking for multiple vehicles. Whether you are looking for shops, schools, or parks, everything you need is within easy reach.

The property comprises of a block paved driveway to the approach. Inside are two reception rooms, both with feature fireplaces. The breakfast room allows access into the kitchen and double opening doors to the patio in the garden. The bathroom can be reached via the kitchen. Upstairs are three bedrooms. The rear garden is spacious and offers patio and lawn.

This house presents an excellent opportunity for anyone seeking a comfortable family home in a desirable location. With its appealing features and practical layout, it is sure to attract interest. Do not miss the chance to make this lovely property your own. JH 20/03/2025







Approach

Block paved driveway to the front which is shared with number 14 door leading to shared tunnel entry to rear, double glazed obscured front door into front reception room.

Reception room one 11'9" x 11'9" max 10'9" min (3.6 x 3.6 max 3.3 min)

Double glazed bow window to front, central heating radiator, picture rail, dado rail, feature fireplace with gas log burner effect fire, door to hall.

Hallway

Stairs to first floor accommodation, door to reception room two

Reception room two 11'9" x 10'5" min 11'9" max (3.6 x 3.2 min 3.6 max)

Under stairs storage, central heating radiator, double glazed window to rear, picture rail, dado rail, log burner, door to dining room.

Breakfast room 9'10" x 6'6" (3.0 x 2.0)

Double glazed door to the side, double opening double glazed French doors to the side, archway to kitchen, central heating radiator.







Kitchen 7'10" x 7'10" (2.4 x 2.4)

Double glazed window to side, central heating radiator, decorative coving to ceiling, matching wall and base units with roll top work surface over, sink with mixer tap and drainer, integrated oven with gas hob and extractor over, splashback tiling to walls, space for washing machine, integrated fridge and freezer. central heating boiler, door leading to downstairs shower room.

Downstairs shower room

Double glazed window to side, central heating towel rail, half height tiling to walls, low level flush w.c., pedestal wash hand basin, corner shower with monsoon shower head over, loft access.

First floor landing

Access to three bedrooms.

Bedroom one 11'1" min 12'1" max x 12'1" (3.4 min 3.7 max x 3.7)

Double glazed window to rear, central heating radiator, picture rail.

Bedroom two 8'6" max 7'6" min x 11'1" (2.6 max 2.3 min x 3.4)

Double glazed window to front, central heating radiator, coving to ceiling.

Bedroom three 12'1" x 6'10" (3.7 x 2.1)

Double glazed window to front, central heating radiator, coving to ceiling, door into storage cupboard.

Rear garden

Slabbed patio area with slabbed steps to further patio area, stone chipping pathway with lawn area to either side leading to additional lawn. The garden is tiered with steps to the rear of the garden with a variety of mature shrubs and flower beds. Further garden area beyond.

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. 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.

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