

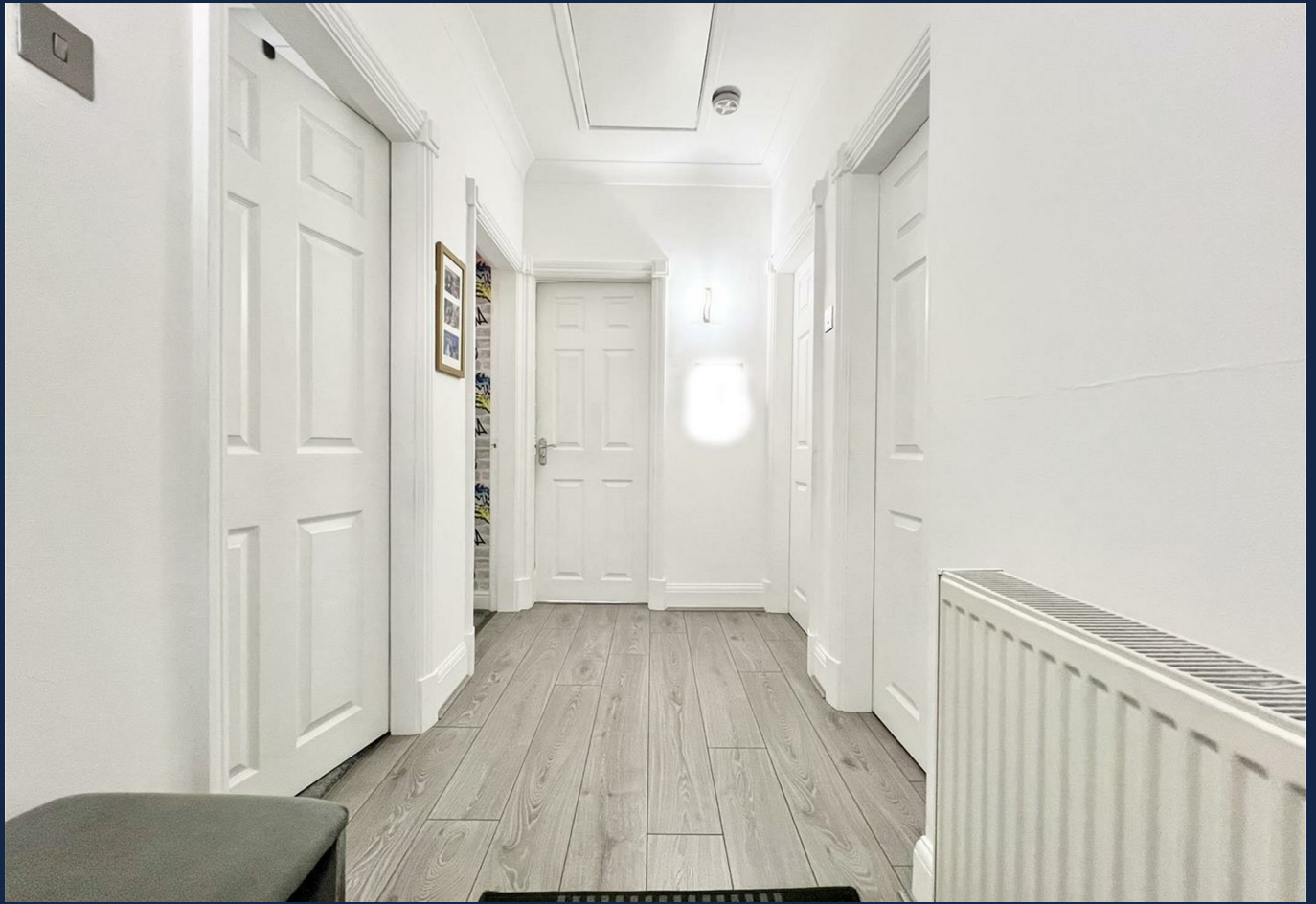
Grove.

FIND YOUR HOME



160 Station Road
Cradley Heath,
West Midlands
B64 7PT

Offers In Excess Of £350,000



A truly well presented and thoughtfully modernised two bed detached bungalow. Located on an elevated plot and benefitting from being able to take advantage of stunning views off into the distance. Station Road further benefits from being near to good local schools, good transport links, and near to an abundance of local shops and amenities.

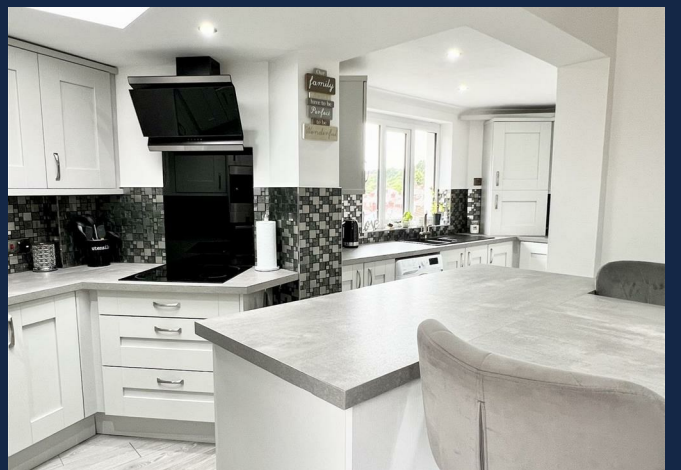
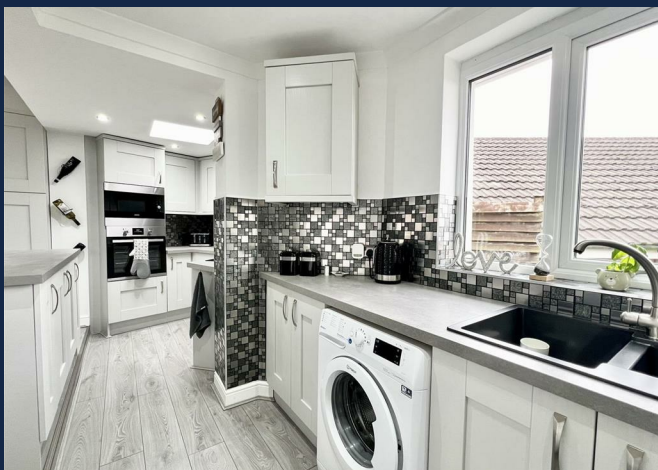
The layout in brief comprises of a spacious entrance hall, front sitting room, well appointed extended breakfast kitchen, two good sized double bedrooms and a updated house bathroom benefitting from shower over bath.

Externally the property offers ample off road parking for numerous vehicles over the block paved driveway and a side access to rear. At the rear of the property is a landscaped and tiered garden with multiple seating areas and well maintained lawned area, play area, space for a shed and an additional section of garden fenced off.

The property has had external wall insulation and has a warranty for 25 years from April 2023.

AF 18/7/24 V3 EPC=C







Approach

Via block paved driveway providing parking for numerous vehicles, leading to steps and footpath up to front door and also lead round to the side access gate to rear. There are gravelled flower borders and impressive views off into the distance, open entrance porch with tiled floor leading to composite double glazed front door.

Entrance hall

Wall mounted lighting, ceiling loft hatch with pull down ladder, central heating radiator, wood effect laminate flooring.

Front reception room 11'2" x 11'2" min 14'9" into bay (3.4 x 3.4 min 4.5 into bay)

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

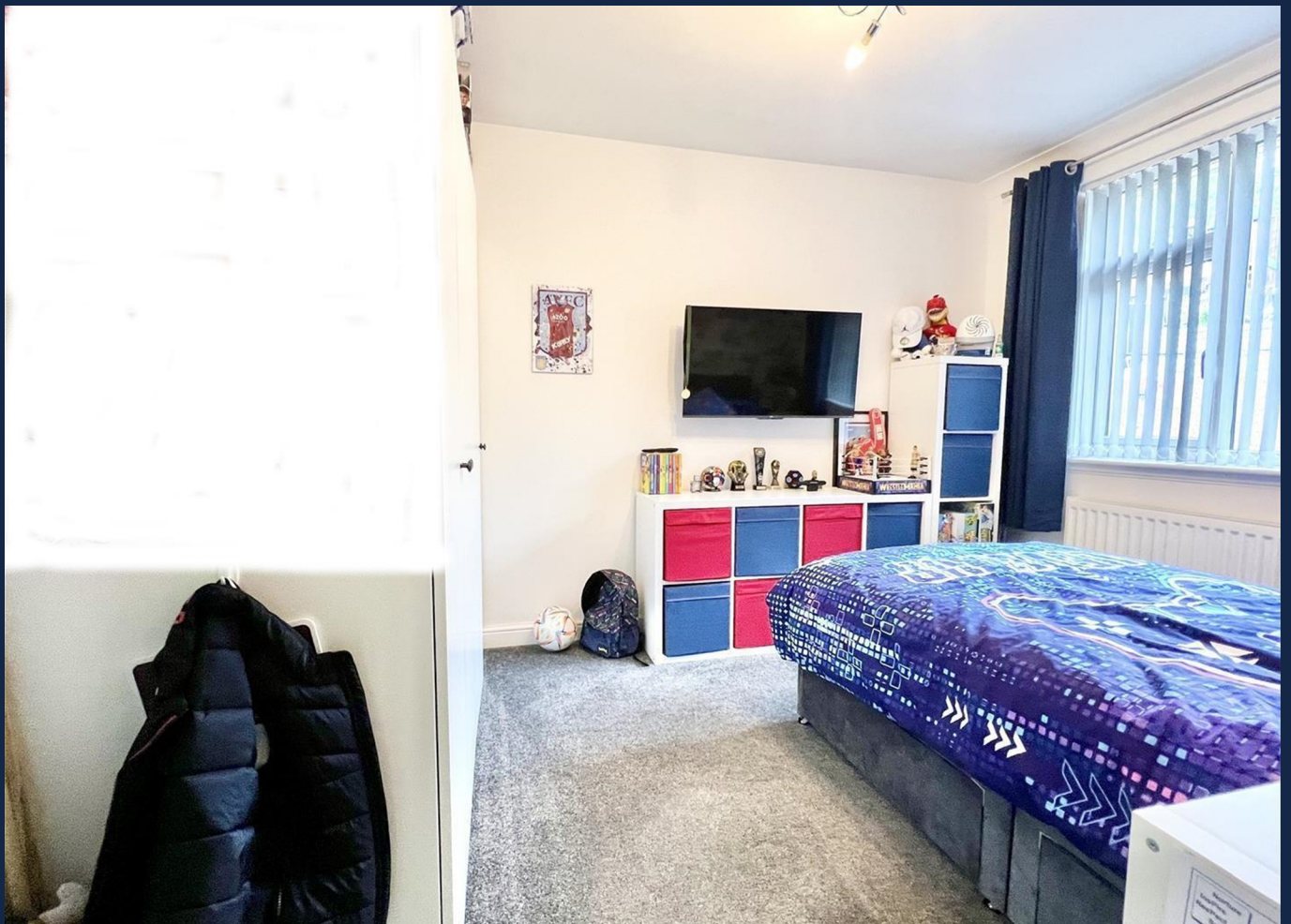
Breakfast area 11'6" x 11'6" (3.5 x 3.5)

Double glazed French doors leading to rear garden, ceiling light point, decorative coving. Range of wall and base units with stone effect work surface, centre island with storage beneath and stools to either side, space for American style fridge freezer, wood effect laminate flooring.

Kitchen area 5'11" min 6'11" max x 20'0" (1.8 min 2.1 max x 6.1)

Ceiling spotlights, decorative coving, double glazed window to side, skylight, wall and base units with stone effect work top, tiled splashbacks, induction hob, extractor, microwave, electric oven, soft close drawers, one and a half bowl sink and drainer, space for washing machine, boiler cupboard, space for dryer, wood effect laminate flooring.











Bedroom one 11'2" x 11'2" min 14'9" max into bay (3.4 x 3.4 min 4.5 max into bay)

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

Bedroom two 9'10" x 11'6" (3.0 x 3.5)

Double glazed window to rear, ceiling light point, decorative coving, central heating radiator.

Bathroom

Obscured double glazed window, ceiling spotlights, loft hatch, extractor, shower over bath, tiled walls, storage recess, wash hand basin with storage beneath, low level w.c., central heating towel radiator, tiled flooring.

Rear garden

Block paved seating area, tiered into four sections, slabbed seating bench, paved steps with sleeper borders going up the garden with gravelled area to either side, third second of lawn with raised decked seating area and the final area which has astro turf lawn, additional paved area/potential paved area.

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 C

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



GROUND FLOOR
750 sq.ft. (69.7 sq.m.) approx



TOTAL FLOOR AREA: 750 sq.ft. (69.7 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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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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