

# Grove.

FIND YOUR HOME



2a High Haden Road  
Cradley Heath,  
West Midlands  
B64 7PE

Offers In The Region Of £249,500





NO UPWARD CHAIN. This unique detached bungalow located on High Haden Road in Cradley Heath offers a perfect blend of comfort and convenience. The surrounding area is known for its friendly community and accessibility to local amenities, making it a desirable location for anyone looking to settle down. The property is in close proximity to Haden Hill park, making it a great position for walks.

The property comprises of steps and a path to the front and side entrance of the property. The front door leads straight into the entrance hall that provides access to the kitchen, reception room, two bedrooms and a family bathroom. The rear garden offers patios, raised beds and tarmacadam driveway.

This bungalow presents an excellent opportunity for those seeking a low-maintenance lifestyle without compromising on space or comfort with the opportunity to look at extending into the loft space to create a Dorma style bungalow. With its appealing layout and prime location, this property is sure to attract interest. JH 8/08/2025 V2 EPC=D













#### Approach

Via slabbed steps to front of property leading to block paved path leading to rear garden and front door, front lawn, side access leading to kitchen.

#### Kitchen 11'9" x 7'2" (3.6 x 2.2)

Double glazed window to front, matching high gloss wall and base units with roll top work surfaces over, integrated oven and grill, one and a half bowl sink with mixer tap and drainer, splashback tiling to walls, gas hob, extractor, integrated freezer, integrated fridge, space for washing machine, dado rail, door leading to hall.

#### Hall

Double glazed obscured front door, central heating radiator, dado rail, loft access housing central heating boiler, and doors radiating to bedrooms, family bathroom and reception room.

#### Reception room 17'8" x 8'10" (5.4 x 2.7)

Double glazed bay window to rear, further window to rear, central heating radiator, coving to ceiling, feature fireplace (not in working order).

#### Family bathroom

Double glazed obscured window to front, vanity unit incorporating heritage wash hand basin and w.c., vertical central heating towel rail, bath with electric shower over.













Bedroom one 13'9" x 8'10" (4.2 x 2.7)  
Double glazed window to rear, central heating radiator, fitted wardrobes.

Bedroom two 8'10" x 8'10" (2.7 x 2.7)  
Double glazed window to front, central heating radiator.

Rear garden  
Raised beds, greenhouse, variety of plants and shrubs, feature pond, two sheds.  
Tarmacadam driveway with remote control gates opening inwards, allowing vehicle access to the 'right of road' leading onto High Haden Road.

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. 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

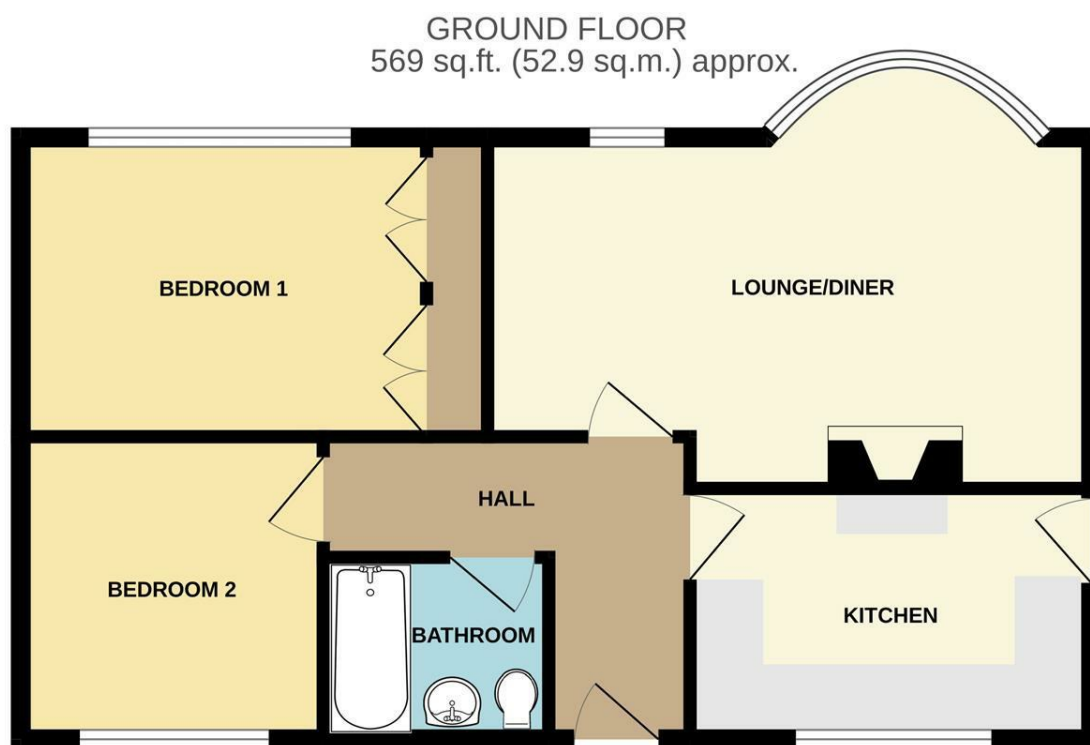


We can confirm that if we are sourcing a quotation or quotations on your behalf relevant to the costs that you are likely to incur for the professional handling of the conveyancing process. You should be aware that we could receive a maximum referral fee of approximately £175 should you decide to proceed 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.



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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