

Grove.

FIND YOUR HOME



14 Surfeit Hill Road
Cradley Heath,
B64 7EB

Offers In The Region Of £225,000



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 the property is a reception room, which leads into the hall. The spacious kitchen offers access to the under stair storage and arch into the conservatory. The conservatory has double opening doors to the rear garden which offers lawn and patios. Upstairs are two bedrooms and a family bathroom.

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 V1







Approach

Via block paved driveway which is shared with number 12, door to shared tunnel entry to rear, double glazed obscured front door to lounge.

Lounge 11'1" x 12'1" (3.4 x 3.7)

Double glazed bow window to front, coving to ceiling, central heating radiator, feature fireplace, door into hallway.

Hall

Central heating radiator, door into kitchen.

Kitchen 11'9" x 12'1" (3.6 x 3.7)

Double glazed obscured door into shared entry, double glazed window to rear, archway to conservatory, matching wall and base units with splashback tiling to walls, work surfaces over, one and a half bowl sink with drainer and mixer tap, oven, space for washing machine and fridge freezer, central heating radiator, door to under stairs storage housing the recently installed central heating boiler.

Conservatory 13'9" max 5'2" min x 17'8" (4.2 max 1.6 min x 5.4)

Double glazed double opening doors to rear, double glazed windows to surrounds, central heating radiator.

First floor landing

Doors radiating to two bedrooms and shower room.



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

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

Bedroom two 8'10" x 13'5" (2.7 x 4.1)

Double glazed window to rear, central heating radiator, fitted cupboards.

Shower room

Double glazed obscured window to rear, complementary tiling to walls, pedestal wash hand basin, w.c., corner shower, central heating radiator.

Rear garden

Slabbed patio area, stone chipping area, stepping stones leading to further patio area, two sheds one with power, lawn area and to the rear are steps to a variety of mature shrub and flower beds.

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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