

Grove.

FIND YOUR HOME



2A Unitt Drive
Cradley Heath,
West Midlands
B64 6DB

Offers In Excess Of £125,000



On Unitt Drive, this ground floor apartment offers friendly community and excellent local amenities, including shops, schools and parks, making it a desirable location for those looking to settle down. This is excellent choice for first time buyers and investor alike.

The property comprises of a telecom entrance into the communal hall. Through the ground floor hall you reach the front door which opens straight into the private hall. This opens to a reception room, kitchen, shower room, two bedrooms and an airing cupboard. Outside is an allocated parking spot and visitor parking.

Do not miss the chance to make this charming apartment your new home. JH 22/04/25
EPC=C







Approach

Via telecom security intercom system to communal entrance leading to front door giving access into:

Private entrance hall

Having vertical central heating radiator, doors to storage, two bedrooms, reception room, shower room and kitchen.

Kitchen 9'6" x 6'2" (2.9 x 1.9)

Double glazed window to rear, matching wood effect wall and base units with roll top work surface over, splashback tiling to walls, oven, gas hob, extractor, space for washing machine, space for fridge freezer, sink with mixer tap and drainer.

Reception room 11'9" x 14'9" (3.6 x 4.5)

Double glazed window to front, central heating radiator, t.v. aerial point.

Shower room

Double glazed obscured window to rear, vertical central heating radiator, low level flush w.c., pedestal wash hand basin with mixer and splashback tiling, walk in shower cubicle.

Bedroom one 10'9" x 10'2" (3.3 x 3.1)

Double glazed window to front, central heating radiator, t.v. aerial point.

Bedroom two 7'2" x 10'2" (2.2 x 3.1)

Double glazed window to rear, verticle central heating radiator, built in wardrobe housing the central heating radiator.

Outside

There is an allocated parking space to the rear with visitor parking to the rear.

Tenure

Reference to the tenure of a property are based on information supplied by the seller. We are advised that the property is Leasehold, ground rent and other charges may be payable. A buyer is advised to obtain verification from their solicitor. The lease is 155 years from 1st January 2003. The ground rent per annum is £100.00 and the service charge is £1,748.68 per annum.

Council Tax Banding

Tax Band is B

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 you 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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