

Grove.

FIND YOUR HOME



32 Reddal Hill Road
Cradley Heath,
West Midlands
B64 5JE

Offers In The Region Of £320,000

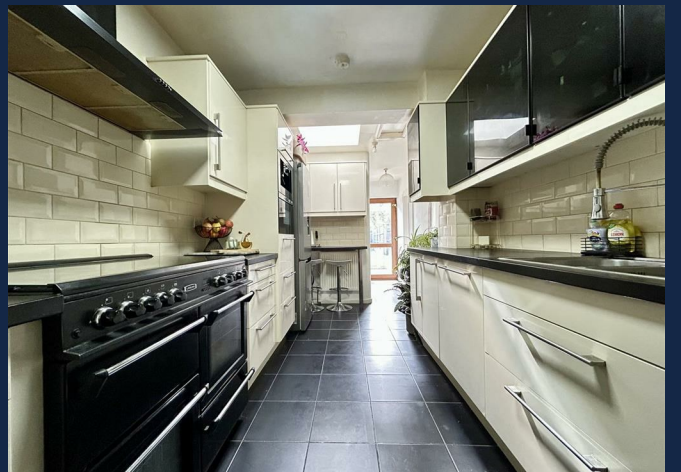


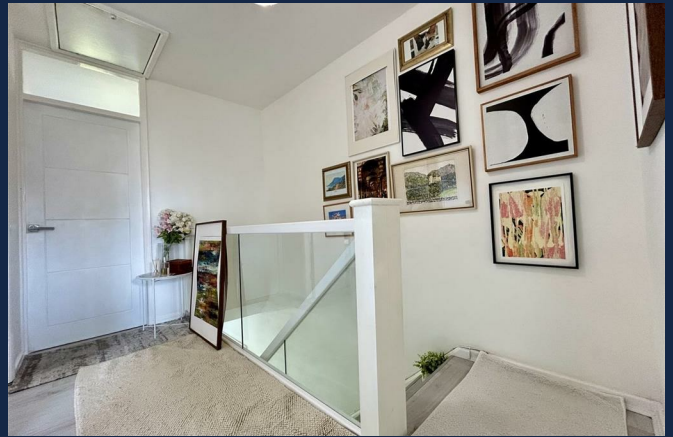
On Reddal Hill Road in Cradley Heath, this delightful semi-detached house is ideal for families or those seeking extra space. The location is well-connected, making it easy to access local amenities, schools, and transport links, enhancing the appeal for potential buyers or renters.

The property comprises of lawned front with shared path to the front of the property. Inside is an entrance hall, dual aspect lounge diner, kitchen, shower room and downstairs bedroom/study. Upstairs are three bedrooms and a family bathroom. The rear garden offers lawn and patio, with a path to the gate for garage access and parking.

With its inviting atmosphere and practical features, it presents an excellent opportunity for anyone looking to settle in Cradley Heath. JH 06/05/2025 V1







Approach

Via shared steps and pathway to the property, lawn area, double glazed obscured front door to entrance hall.

Entrance hall

Stairs to first floor accommodation, under stairs storage, door to kitchen and reception room, cupboard housing fuse box.

Reception room 12'1" x 16'0" (3.7 x 4.9)

Double glazed window to front, central heating radiator.

Dining area 10'5" x 9'10" (3.2 x 3.0)

Double glazed sliding door into study/bedroom four, central heating radiator, coving to ceiling, t.v. point.

Study/bedroom four 11'9" x 8'10" (3.6 x 2.7)

Double glazed window to rear, central heating radiator, door to kitchen.

Kitchen 7'10" x 15'8" (2.4 x 4.8)

High gloss wall and base units, square top surface over, one and a half bowl sink with mixer tap and drainer, splashback tiling to walls, oven, integrated coffee machine and microwave, space for fridge freezer, door to downstairs w.c., space for washing machine, integrated dishwasher.











Downstairs shower room

Double glazed obscured window to rear, complementary tiling to walls, vertical central heating towel rail, low level flush w.c., corner shower with monsoon shower head over, wash hand basin with mixer tap.

First floor landing

Offering loft access with ladder, doors to bedrooms and family bathroom.

Bedroom one 11'1" x 14'1" (3.4 x 4.3)

Double glazed window to rear, central heating radiator.

Bedroom two 11'1" x 12'1" (3.4 x 3.7)

Double glazed window to front, central heating radiator.

Bedroom three 7'6" x 6'10" (2.3 x 2.1)

Double glazed window to rear, central heating radiator.

Bathroom

Double glazed obscured window to rear, complementary tiling to walls, vanity style wash hand basin with mixer tap, vertical central heating towel rail, corner shower with monsoon head over, free standing bath with mixer tap, low level flush w.c.

Garden

Slabbed patio area with stepping stone access to rear offering parking space and garage access, lawn area and bordered by fencing.

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 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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