

# Grove.

FIND YOUR HOME



5 Castle Close  
Cradley Heath,  
West Midlands  
B64 6RN

Offers In Excess Of £250,000



On Castle Close, Cradley Heath, this semi-detached home WITH NO UPWARD CHAIN offers three well-proportioned bedrooms, ideal for families or those seeking extra space. The location of Castle Close is particularly appealing, offering a peaceful residential environment while still being within easy reach of local amenities, schools, and transport links. This makes it an excellent choice for those who value both tranquillity and accessibility.

The property briefly comprises of a driveway to the front, a porch, grand entrance hall with under stairs storage, kitchen, dual aspect lounge-diner, three bedrooms and a family bathroom. The garden is a blank canvas and privatised at the rear by trees.

In summary, this semi-detached house on Castle Close presents a wonderful opportunity for anyone looking to settle in Cradley Heath. With its spacious layout, convenient parking, and prime location, it is a property that should not be missed. JH 16/06/2025 V1













#### Approach

Via block paved driveway with raised brick borders with wood chipping and stone chipping beds leading to double glazed front door with double glazed windows to the side giving access into the porch.

#### Porch

Windows facing into the hall, double glazed obscured stained glass door into entrance hall.

#### Entrance hall

Central heating radiator, double glazed window to the side, coving to ceiling, under stairs storage, doors to kitchen and reception room.

#### Kitchen 6'6" x 11'5" (2.0 x 3.5)

Double glazed obscured door to the side, double glazed window to side, wall and base units with roll top surface over, sink with mixer tap and drainer, complementary tiling to walls, vertical central heating radiator, integrated oven and hob, extractor over, space for washing machine, space for dishwasher.

#### Lounge area 11'1" x 15'5" (3.4 x 4.7)

Double glazed window to front, central heating radiator, electric fire with surround, coving to ceiling.

#### Dining area 6'10" x 6'10" (2.1 x 2.1)

Double glazed French doors to rear, central heating radiator, coving to ceiling.















#### First floor landing

Double glazed window to side, coving to ceiling, doors to bedroom and family bathroom.

#### Family bathroom

Double glazed obscured window to rear, complementary tiling to walls, low level flush w.c., bath with electric shower over, pedestal wash hand basin, central heating radiator, cupboard housing the central heating boiler.

#### Bedroom one 10'2" x 15'5" (3.1 x 4.7)

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

#### Bedroom two 10'2" x 12'5" (3.1 x 3.8)

Window to front, central heating radiator.

#### Bedroom three 7'10" x 12'5" (2.4 x 3.8)

Double glazed window to rear, central heating radiator, central heating radiator, coving to ceiling, loft access.

#### Rear garden

Slabbed patio area with steps down to further patio area with wood chipping borders and all being enclosed with fencing.

#### Garage

Up and over garage door. The agents were unable to gain access to the garage for measurements.

#### 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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