

Grove.

FIND YOUR HOME



32c The Crescent
Cradley Heath,
West Midlands
B64 7JS

Offers In The Region Of £390,000



Located on the sought-after The Crescent in Cradley Heath, this beautifully presented detached home offers spacious, move-in ready accommodation ideal for families and professionals alike.

The property benefits from a driveway, garage, and carport to the front, with a welcoming porch leading into a spacious hallway and handy cloakroom. Inside, there are two reception rooms—one with double doors opening to the garden—a well-equipped kitchen, four bedrooms, and a modern family bathroom.

The rear garden is a standout feature, offering multiple patios, mature planting, and side access—perfect for relaxing or entertaining.

Ideally located, the property is within easy reach of Reddal Hill Primary School and Ormiston Forge Academy, as well as the popular Haden Hill Park. Cradley Heath train station and local road links provide excellent access to Birmingham, Stourbridge, and beyond.

A fantastic opportunity to own a well-maintained family home in a desirable location. Early viewing is recommended. JH 01/07/2025 V1 EPC=C







Approach

Via tarmacadam driveway, lawn to side, car port, slabbed front with pathway to the side, door into porch.

Porch

Windows to the side and front, door into garage and double glazed obscured window to entrance hall.

Entrance hall

Central heating radiator, coving to ceiling, stairs to first floor accommodation, doors to lounge and cloakroom

Cloakroom

Double glazed obscured window to side, vanity style wash hand basin, splashback tiling, coving to ceiling, w.c. and central heating radiator.

Lounge 20'4" x 11'5" (6.2 x 3.5)

Double glazed French doors to rear, double glazed windows to either side, coving to ceiling, central heating radiator, double glazed window to side, glass door to dining room.

Dining room 8'10" x 12'9" (2.7 x 3.9)

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











Kitchen 8'10" x 13'5" (2.7 x 4.1)

Double glazed bow window to front, central heating radiator, high gloss wall and base units with roll top surface over, integrated oven, gas hob, extractor, splashbacks, central heating boiler, integrated dishwasher, space for fridge freezer, double glazed obscured door to side to garden.

First floor landing

Loft access, doors to four bedrooms, family bathroom and airing cupboard housing water tank.

Bedroom one 13'1" into wardrobe x 9'6" (4.0 into wardrobe x 2.9)

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

Bedroom two 8'2" min 9'10" max x 13'5" (2.5 min 3.0 max x 4.1)

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

Bedroom three 10'5" x 6'6" (3.2 x 2.0)

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

Bedroom four 7'2" x 12'9" max 9'6" min (2.2 x 3.9 max 2.9 min)

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

Bathroom

Two double glazed obscured windows to side, vertical central heating towel rail, corner shower, pedestal wash hand basin with mixer tap and splashback tiling, low level flush w.c., bath with splashbacks.

Rear garden

Slabbed patio area with slabbed steps, stone chipping area, planted borders and decking area, side access to garage and to the front.

Garage 8'10" x 18'8" (2.7 x 5.7)

Up and over door to front, fuse box and meters, obscured door to rear, space for washing machine and tumble dryer and has power.

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

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.

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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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