

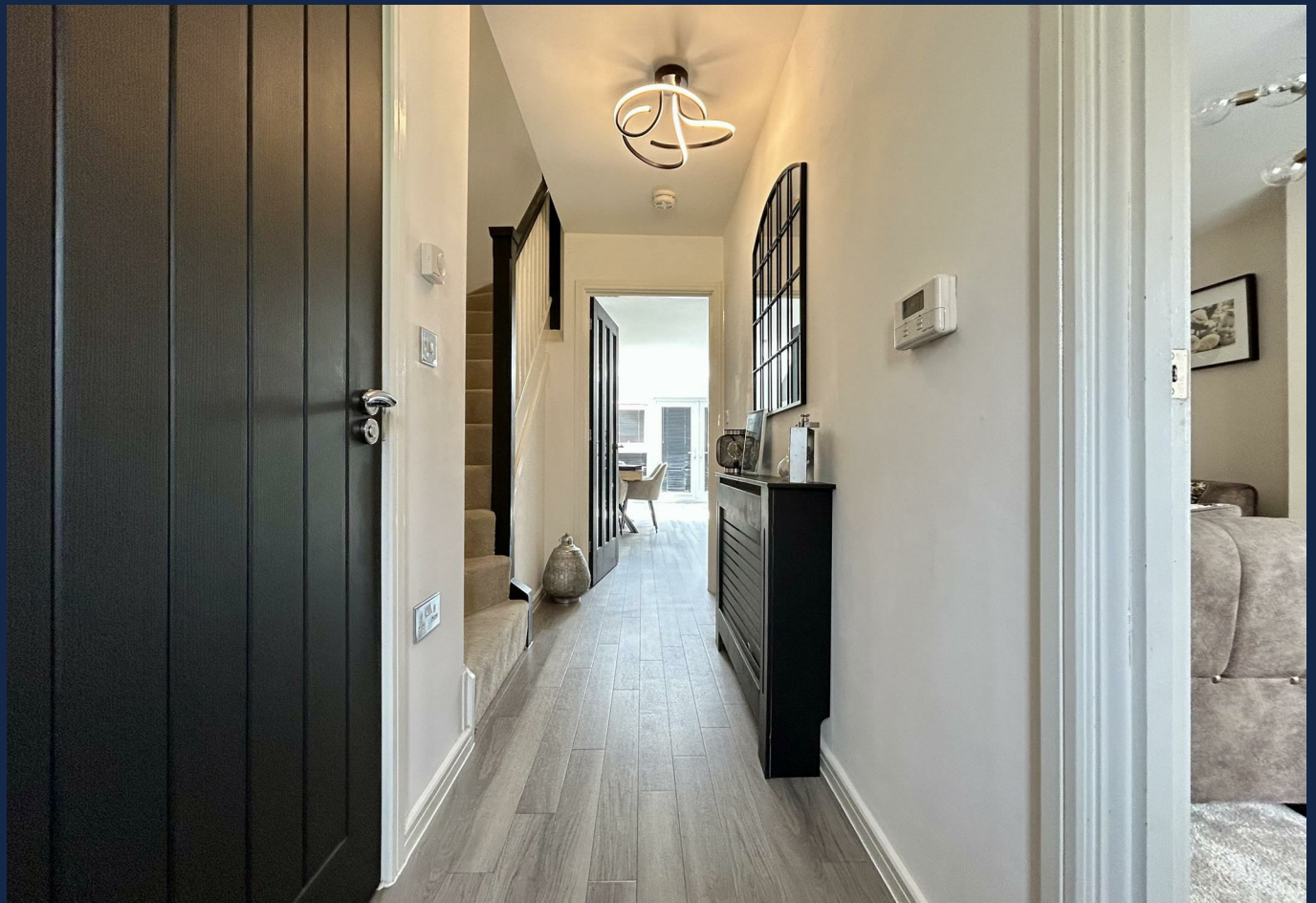
# Grove.

FIND YOUR HOME



62 Denby Way  
Cradley Heath,  
West Midlands  
B64 5RD

Offers In The Region Of £365,000



### A Modern Family Home in the Heart of Cradley Heath

Located in the sought-after 2018 Regis Park Development, this beautifully presented detached home sits at the end of a quiet cul-de-sac on Denby Way, Cradley Heath. Designed for modern living and set within a friendly, well-connected neighbourhood, the property offers both space and style—ideal for families and professionals alike.

The home welcomes you with a tandem driveway, garage, and a well-maintained front lawn with a path leading to the entrance. Inside, the entrance hall opens into a bright reception room featuring a charming bay window. The heart of the home is the spacious open-plan living area, complete with a contemporary kitchen, a cleverly designed under-stair utility space, and double doors that lead out to the garden—perfect for creating a seamless indoor-outdoor lifestyle. Upstairs, you'll find three generously sized bedrooms, including a master with its own en-suite shower room, alongside a modern family bathroom.

Situated close to local amenities, reputable schools, and green parks, this property offers the ideal balance of convenience and community. With its attractive layout, desirable location, and contemporary features, this home on Denby Way represents a fantastic opportunity to settle into one of Cradley Heath's most appealing developments. 17/07/2025 EPC=B

















#### Approach

Via tarmacadam driveway to the side giving access to the garage, slabbed steps and lawn to double glazed front door leading to:

#### Entrance hall

Stairs to first floor accommodation, central heating radiator, doors into reception room, open plan living area and downstairs w.c.

#### Downstairs w.c.

Double glazed obscured window to front, low level flush w.c., central heating radiator, pedestal wash hand basin with mixer tap, panelling to walls.

#### Reception room 17'0" x 9'10" (5.2 x 3.0)

Double glazed bay window to front, central heating radiator, electric feature fire.

#### Open plan living area 17'4" x 19'8" (5.3 x 6.0)

Double glazed French doors to rear, double glazed windows to either side, three double glazed velux skylights, spotlights to ceiling, two central heating radiators, matching high gloss wall and base units with square top surface over, splashbacks, integrated oven and grill, gas hob, extractor, one and a half bowl sink with mixer tap and drainer, double opening doors to utility space.





















#### Utility space

Work surface over, splashbacks, space for washing machine, extractor for tumble dryer.

#### First floor landing

Loft access, doors radiating to bedrooms, bathroom and airing cupboard housing central heating boiler.

#### Bedroom one 10'2" x 11'9" (3.1 x 3.6)

Double glazed window to front, central heating radiator, door into en-suite shower room.

#### En-suite

Low level flush w.c., wall hung vanity wash and basin and a shower.

#### Bedroom two 8'6" x 10'5" (2.6 x 3.2)

Double glazed window to rear, central heating radiator, panelling to walls.

#### Bedroom three 10'2" x 8'6" (3.1 x 2.6)

Double glazed window to rear, central heating radiator, panelling to wall.

#### Bathroom

Double glazed obscured window to front, heated towel rail, wall hung wash hand basin with mixer tap, low level flush w.c.

#### Rear garden

Patio area and lawn.

#### 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 D

#### 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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