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17 Graingers Lane
Cradley Heath,
West Midlands
B64 6AH

Offers Over £185,000



Ideal for first time buyers and young families. This well presented 2 bed property is well presented throughout. Graingers Lane is well placed for good access to local schools, great transport links, and near to an abundance of local shops and amenities.

The layout in brief comprises of Entrance hall with access to the ground floor WC, a front facing kitchen, and a spacious lounge at the rear of the property with doors leading out to the rear garden. Heading upstairs is a pleasant landing with lift access, two good sized double bedrooms, and the house bathroom.

Externally the property offers off road parking with the allocated parking space at the rear of the property, a side access gate from front to rear, and a low maintenance garden with paved seating near to property and an astro turfed lawn. AF 19/7/25 V2 EPC=B







Approach

Via block paved footpath with astro turf either side leading to double glazed front door with frosted glass inserts leading to entrance hallway.

Entrance hallway

Ceiling light points, stairs to first floor accommodation, central heating radiator, under stairs storage, access to kitchen, lounge and ground floor w.c.

Ground floor w.c.

Ceiling light point, extractor, wash hand basin with splashback tiling, w.c., central heating towel radiator, tiled flooring.

Kitchen 6'6" x 10'5" (2.0 x 3.2)

Double glazed window to front, ceiling spotlights, extractor, range of wall and base units, wood effect work top, stainless steel sink and drainer, central heating boiler, four ring gas burner, extractor, oven, space for fridge freezer and space for dishwasher, subway splashback tiling, tiled floor, central heating radiator.

Lounge 12'9" x 8'10" min 10'2" max (3.9 x 2.7 min 3.1 max)

Double glazed French doors to rear garden, double glazed window to rear, two ceiling light points, central heating radiator.





First floor landing

Ceiling light point, loft access hatch, doors to bedrooms and house bathroom.

Bedroom one 12'9" x 8'10" (3.9 x 2.7)

Two double glazed windows to rear, two ceiling light points, central heating radiator.

Bedroom two 12'9" x 7'10" (3.9 x 2.4)

Two double glazed windows to front, ceiling light point, central heating radiator.

House bathroom

Ceiling light point, extractor, bath with shower over, tiled walls around shower, low level w.c., wash hand basin with tiled splashback, storage cupboard, tiled flooring, central heating towel radiator.

Rear garden

Paved seating area with paved footpath leading to gate leading to allocated parking area, astro turf lawn to either side of the pathway.

Parking

There is allocated parking to the rear of the property accessed via Consens Drive.

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 A

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.

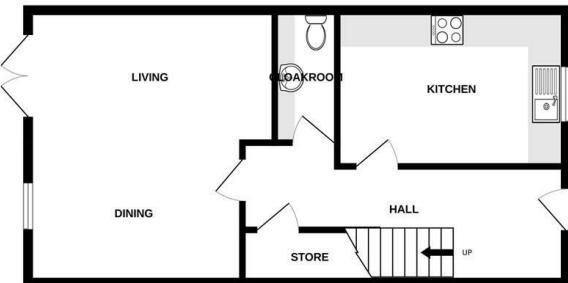
The same also applies if we have introduced you to the services of our panel of surveyors who we are confident will provide you with a first class service relevant to your property needs. We will again receive a referral fee equivalent to 10% of the fee that you

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.

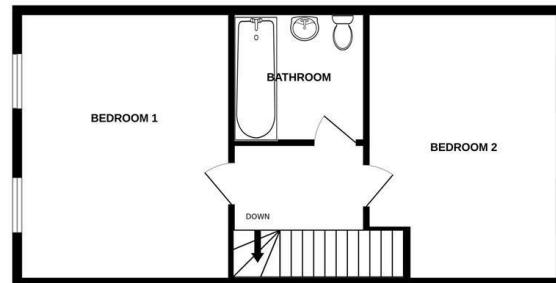
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GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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