

Grove.

FIND YOUR HOME



67 Highgate Street
Cradley Heath,
West Midlands
B64 5SE

Offers In The Region Of £230,000

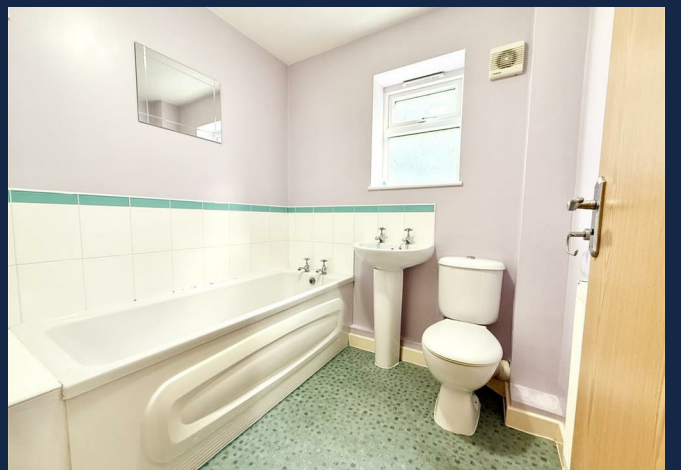


Offered for sale with NO ONWARD CHAIN! A spacious three double bedroomed town house. Ideally located for access to good transport links, near to an abundance of local shops and amenities, and in close proximity to popular local schools.

The layout in brief comprises of entrance hall, ground floor WC, a front facing kitchen with built-in fridge and freezer, a generously sized lounge/ diner with under stairs storage and patio doors leading out to rear garden. Heading upstairs is the first landing, two good sized double bedrooms, and the house bathroom. To the top floor is a well proportioned main bedroom with eaves storage, beauty area and en-suite shower room.

Externally the property offers garage and off road parking to rear. The rear garden is low maintenance with paved seating area near to property, and garage access from garden. AF 20/10/25 V3 EPC=C







Approach

Via stone chipping area with slabbed path to the double glazed obscured front door leading to entrance hall.

Entrance hall

Under stairs storage, central heating radiator, stairs to first floor accommodation, door to downstairs w.c.

Downstairs w.c.

Double glazed obscured window to front, low level flush w.c., vertical central heating radiator, pedestal wash hand basin with splashbacks.

Kitchen 5'10" x 11'5" (1.8 x 3.5)

Double glazed windows to front, wall and base units, roll top surface over, integrated fridge freezer, splashback tiling to wall, integrated oven with gas hob, extractor fan, sink with mixer tap and drainer, space for washing machine, central heating boiler, central heating radiator.

Reception room 12'9" x 17'4" (3.9 x 5.3)

Double glazed French doors to rear, central heating radiator, storage cupboard.

First floor landing

Doors to two bedrooms and family bathroom, stairs to second floor.





Bedroom two 11'5" x 12'9" (3.5 x 3.9)
Double glazed window to rear, central heating radiator.

Bedroom three 7'2" x 12'9" (2.2 x 3.9)
Two double glazed windows to front, central heating radiator.

Bathroom
Double glazed obscured window to side, bath with splashback tiling, pedestal wash hand basin with splashback tiling, low level flush w.c., central heating radiator.

Master Bedroom 11'5" in 17'4" max x 9'6" (3.5 min 5.3 max x 2.9)
Double glazed window to rear, skylight to front, door to en-suite.

En-suite shower room
Skylight, low level w.c., central heating radiator, pedestal wash hand basin and shower.

Rear garden
Slabbed pathway down to garden with lawn areas and leads to garage which can be accessed via a double glazed obscured door.

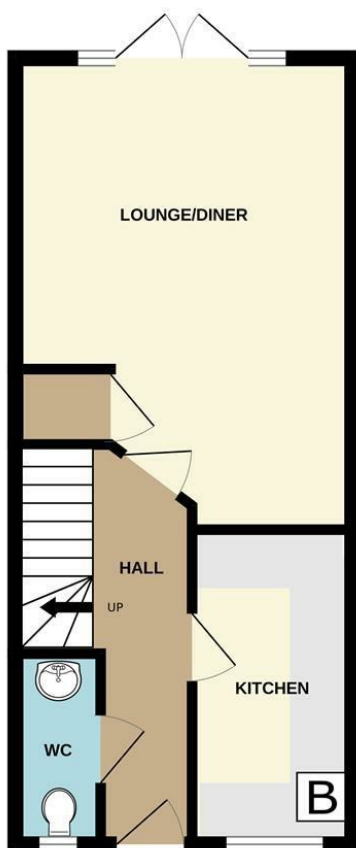
Garage 16'4" x 7'10" (5.0 x 2.4)
Up and over door to front and power.

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.

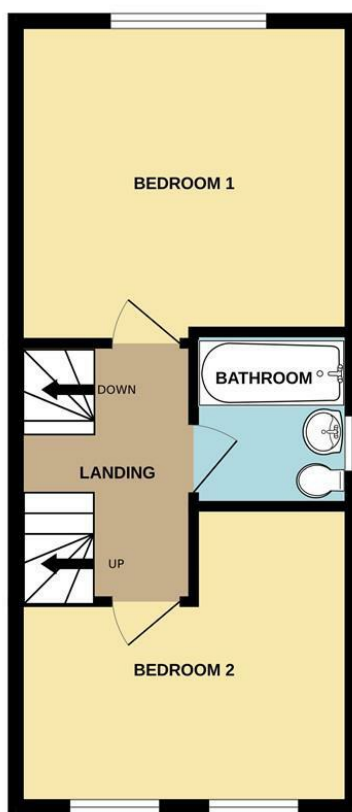
Council Tax Banding
Tax Band is C

Money Laundering Regulations
In order to comply with Money Laundering Regulations, from June 2017, all prospective purchasers are required to provide the

GROUND FLOOR
362 sq.ft. (33.6 sq.m.) approx.



1ST FLOOR
362 sq.ft. (33.6 sq.m.) approx.



2ND FLOOR
245 sq.ft. (22.7 sq.m.) approx.



TOTAL FLOOR AREA : 969 sq.ft. (90.0 sq.m.) approx.

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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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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