

Grove.

FIND YOUR HOME



21C Claremont Street
Cradley Heath,
West Midlands
B64 6HH

Offers In The Region Of £240,000



An impressive and spacious 3 double bed roomed town house. Located in a highly desirable area. Claremont street is well placed for access to good local schooling, near to an abundance of local shops and amenities, and well placed for good transport links.

The layout in brief comprises of entrance hall with store cupboard, ground floor WC, a front facing kitchen, and rear facing lounge/ diner with under stairs store and patio doors leading out to rear garden. Heading up to the first landing access is provided to two good sized double bedrooms, and the house bathroom. At the top floor is a small landing and the impressive main bedroom. This main bedrooms flows nicely through to a dressing areas with built-in wardrobes and provides access to the en-suite shower room.

Externally the property offers off road parking with garage. The garage has power and storage in loft space. The rear garden is low maintenance with paved and decked seating areas, ideal for entertaining. AF 25/5/25 V1 EPC=C







Approach

Via paved footpath, brick wall with railings, double glazed front door with double glazed windows.

Entrance hall

Ceiling spot lights, central heating radiator, wood effect laminate flooring, storage cupboard.

Ground floor w.c.

Double glazed obscured window to front, ceiling light point, extractor, low level w.c., wash hand basin with tiled splashbacks, tiled flooring, central heating radiator.

Kitchen 6'2" x 12'9" (1.9 x 3.9)

Double glazed window to front, ceiling spotlights, wall and base units, stone effect work top, tiled splashbacks, one and a half bowl sink and drainer, gas hob, oven, extractor, space for fridge freezer, built in dishwasher, space for washing machine, tiled flooring, central heating radiator.

Lounge diner 13'1" max 9'10" min x 16'4" (4.0 max 3.0 min x 5.0)

Ceiling spotlights, double glazed patio door to rear garden, double glazed windows, central heating radiator, feature fireplace, under stairs storage cupboard.

First floor landing

Ceiling light point, central heating radiator and access to:







Bedroom two 13'5" max x 11'9" max (4.1 max x 3.6 max)

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

Bedroom three 13'5" x 11'1" (4.1 x 3.4)

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

Bathroom

Double glazed obscured window to side, ceiling light point, extractor, bath with shower over, tiled wall, tiled floor, low level w.c., wash hand basin, vanity unit, central heating towel radiator.

Second floor landing

Ceiling light point, access to:

Bedroom one 14'9" into bay x 13'5" (4.5 into bay x 4.1)

Double glazed window to front, double glazed window to side, built in wardrobe, two central heating radiators, loft access with pull down ladder.

Dressing area 6'2" x 10'2" (1.9 x 3.1)

Double glazed velux window to rear, built in wardrobe, central heating radiator.

En-suite

Double glazed velux window, shower cubicle, built in wardrobe, ceiling spotlights, extractor, shower cubicle with tiling, w.c., wash hand basin and vanity unit, central heating radiator, tiled flooring.

Rear garden

Paved seating area, lawn area, raised decked seating area, side access gate to front, access to garage.

Garage 8'10" x 17'4" (2.7 x 5.3)

Having lighting and electric, electric car charger.

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 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.

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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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