

# Grove.

FIND YOUR HOME



50 Station Road  
Cradley Heath,  
West Midlands  
B64 6NU

Offers In The Region Of £210,000



With its original features, spacious layout and close proximity to transport links, this this terraced home on Station Road in Cradley Heath, presents excellent opportunity for families and first-time buyers alike.

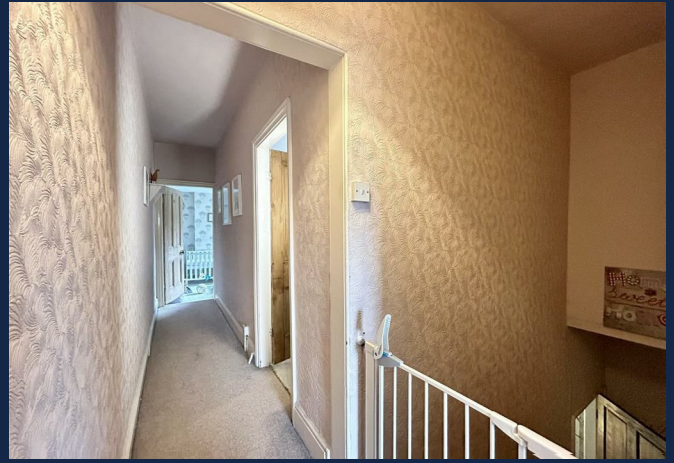
Upon entering, you are greeted by an entrance hall with Minton tiling and feature arch, which offers access into two reception rooms and a cellar. Both reception rooms are spacious, the front with a bay window and rear with access into the kitchen and stairs to the first floor. The modern kitchen leads to the family bathroom and W.C.. Upstairs, the house boasts three comfortable bedrooms, providing ample space for family members or guests. The garden offers a combination of slabbed patio and Astro-turf with access to Penn Street via a gate.

Situated in a convenient location, this property benefits from easy access to local amenities, schools, and transport links, making it an ideal choice for those seeking a vibrant community. The surrounding area offers a blend of urban convenience and suburban tranquillity, ensuring that you can enjoy the best of both worlds.

With its generous living spaces, three bedrooms, and prime location, it is a property not to be missed. We invite you to come and experience the charm of this home for yourself. JH 09/10/2025 EPC=D







#### Approach

Via walled slabbed fore garden leading to double glazed obscured front door into entrance hall.

#### Entrance hall

Coving to ceiling, panelling to walls, glass door into inner hall, minton tile flooring.

#### Inner hall

Coving to ceiling, feature arch, doors into two reception rooms and cellar, minton tile flooring, central heating radiator.

Front reception room 11'1" x 12'9" min 14'9" max (3.4 x 3.9 min 4.5 max)

Bay window to front, coving to ceiling, fitted storage cupboard, central heating radiator.

Second reception room 13'5" min 14'9" max x 12'9" (4.1 min 4.5 max x 3.9)

Double glazed window to rear, Victorian style central heating radiator, dado rail, door to stairs to first floor accommodation and further door to kitchen.

Kitchen 8'10" x 8'10" (2.7 x 2.7)

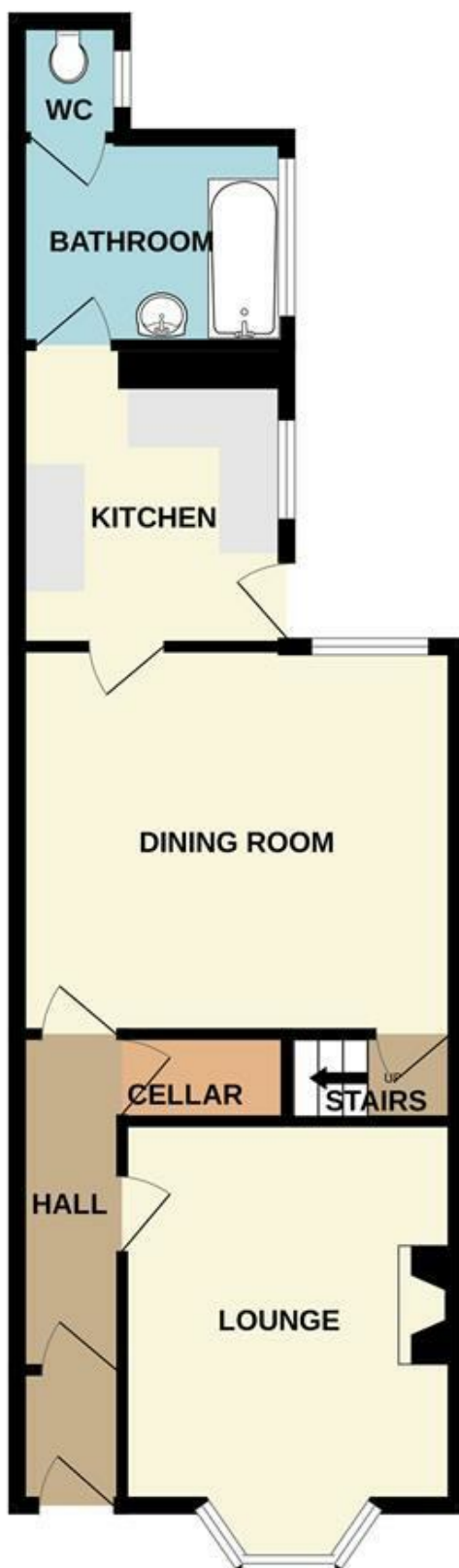
Double glazed window and door to side, central heating radiator, wall and base units with wood effect surface over, splashback tiling to walls, sink with mixer tap and drainer, space for washing machine, integrated oven with gas hob over and extractor, door into bathroom.







GROUND FLOOR  
587 sq.ft. (54.5 sq.m.) approx.



1ST FLOOR  
510 sq.ft. (47.4 sq.m.) approx.



TOTAL FLOOR AREA : 1097 sq.ft. (101.9 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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#### Bathroom

Double glazed obscured window to side, vertical central heating radiator, pedestal wash hand basin, bath with electric shower over, door to separate w.c.

#### Separate w.c.

Double glazed obscured window to side, central heating radiator, low level flush w.c.

#### First floor landing

Access to three bedrooms.

Bedroom one 14'9" max 13'5" min x 12'9" (4.5 max 4.1 min x 3.9)

Two double glazed windows to front, Victorian style central heating radiator, dado rail, feature Victorian style fireplace with surround.

Bedroom two 11'5" max 10'2" min x 12'9" (3.5 max 3.1 min x 3.9)

Double glazed window to rear, Victorian style central heating radiator, Victorian style fireplace with surround, fitted storage cupboard with loft access.

Bedroom three 8'10" x 9'6" (2.7 x 2.9)

Double glazed window to side, central heating radiator, storage cupboard housing central heating boiler.

#### Rear garden

The garden is a combination of slabbed patio and astro turf, access to the front via side gate.

#### 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 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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