

# Grove.

FIND YOUR HOME



12, Fishers Bridge Close, Off Lower City Road  
Tividale,  
West Midlands  
B69 3ED

Offers Over £290,000



On the private road of Fishers Bridge Close in Tividale, this 2023 built semi-detached home offers parking for two cars, a valuable feature in this bustling area. The location is well-connected, making it easy to access local amenities, schools, and transport links, enhancing the appeal for both families and professionals alike.

The property comprises of a slabbed path and front lawn to the front of the property with a tarmacadam driveway to the side, leading to side access to the garden. Inside is an entrance hall, downstairs w.c., kitchen and lounge with French doors to the rear. On the first floor are two bedrooms and a family bathroom. The second floor offers the master bedroom, with en-suite shower room. The garden is lawned.

With its practical features and inviting spaces, it presents an excellent opportunity for anyone looking to settle in Tividale. Do not miss the chance to view this lovely property and envision your future here. JH 25/03/2025 V2 EPC=B







#### Approach

Via slabbed path with front lawn, side tarmac driveway, double glazed obscured front door leads to entrance hall.

#### Entrance hall

Central heating radiator, door to storage cupboard, downstairs w.c., kitchen and lounge, stairs to first floor accommodation.

#### Kitchen 13'9" x 6'2" (4.2 x 1.9)

Double glazed window to front, central heating radiator, ceiling spotlights, wall and base units with square top work surface over, wood effect splashbacks, integrated oven, gas hob, extractor fan, integrated fridge freezer, integrated dishwasher, space for washing machine and tumble dryer, sink with mixer tap and drainer, central heating boiler.

#### Downstairs w.c.

Double glazed obscured window to front, half height tiling to walls, low level flush w.c., central heating towel rail, vanity style wash hand basin with mixer tap.

#### Lounge 16'8" max 9'10" min x 10'2" min 14'1" max (5.1 max 3.0 min x 3.1 min 4.3 max)

Double glazed French doors to rear with double glazed windows either side, central heating radiator, door to under stairs storage.







#### First floor landing

Central heating radiator, doors leading to two bedrooms and family bathroom.

#### Family bathroom

Half height tiling to walls, double glazed obscured window to side, vanity style wash hand basin with mixer tap, low level flush w.c., vertical central heating towel rail, bath with electric shower over.

Bedroom two 11'9" nax 9'10" min x 13'9" (3.6 nax 3.0 min x 4.2)

Double glazed window to rear, central heating radiator.

Bedroom three 14'1" x 11'1" max 8'6" min (4.3 x 3.4 max 2.6 min)

Two double glazed windows to front, central heating radiator.

#### Second floor landing

Door to master bedroom.

Master bedroom suite 10'2" max 5'6" min x 20'4" max 12'9" min (3.1 max 1.7 min x 6.2 max 3.9 min)

Three double glazed skylights, central heating radiator, two storage cupboards, loft access, door to en-suite.

#### En-suite shower room

Double glazed skylight, half height tiling to walls, vertical central heating towel rail, vanity wash hand basin with mixer tap, low level flush w.c., shower with monsoon shower head over.

#### Rear garden

Slabbed patio area with lawn, gate to side access/driveway to front.

#### 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. We are advised that there may be a service charge payable for the private road.

## 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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