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FIND YOUR HOME



30 Brook Lane
Cradley Heath,
West Midlands
B64 5JP

Offers Over £220,000



NO UPWARD CHAIN. Situated on Brook Lane in Cradley Heath, this spacious semi-detached home presents an excellent opportunity for first time buyers, growing families or those looking to create a home tailored to their own taste. Occupying a desirable location, the property is conveniently positioned close to local shops, schools, transport links and Cradley Heath Train Station, offering excellent connectivity for commuters.

The property benefits from a private driveway to the front, enclosed by a walled and hedged frontage for added privacy. Internally, the accommodation briefly comprises a welcoming entrance hall leading to a front reception room and a spacious rear kitchen/living area, creating an ideal space for everyday family life. The ground floor is completed by a convenient shower room.

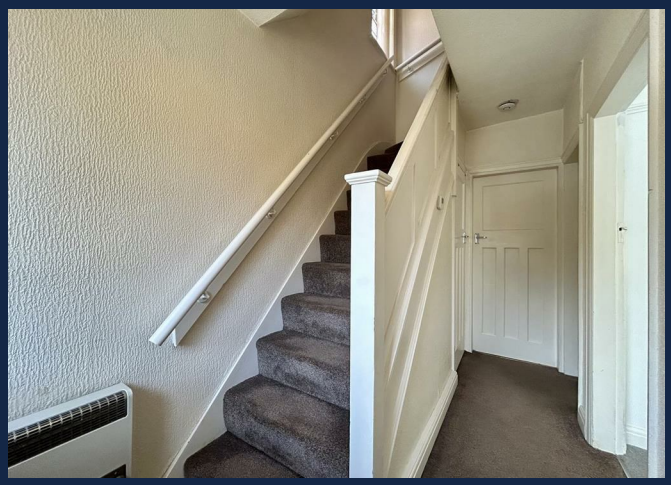
To the first floor are four well-proportioned bedrooms and a separate W.C., providing flexible accommodation for families. Outside, the generous rear garden offers a fantastic blank canvas, ready to be landscaped and personalised to suit your lifestyle.

Offering spacious accommodation, great potential and a convenient location, this is a fantastic opportunity to create a wonderful family home. Early viewing is highly recommended. JH 27/10/2026 EPC=D V5

















Approach
Via a stone chipping driveway and lawn with a variety of plants, hedges, obscured windows and door into entrance hall.

Entrance hall
Stairs to first floor accommodation, central heating radiator, doors to under stairs storage cupboard housing central heating boiler, two reception rooms and downstairs shower room.

Front reception room 10'9" min 12'9" max x 8'2" min 9'6" max (3.3 min 3.9 max x 2.5 min 2.9 max)
Bay window to front, central heating radiator, feature fireplace and picture rails.

Shower room
Double glazed obscured window to side, central heating radiator, w.c., pedestal wash hand basin and shower cubicle.

L shaped kitchen living area 9'6" min 14'9" max x 8'10" min 20'8" max (2.9 min 4.5 max x 2.7 min 6.3 max)
Double glazed patio door to rear, double glazed window to rear, two central heating radiators, coving to ceiling, dado rail, wall and base units with square top surface over, splashback tiling to walls, integrated oven, gas hob, extractor, one and a half bowl sink with mixer tap and drainer and washing machine.

First floor landing
Loft access, obscured window to side, doors into four bedrooms and separate w.c.



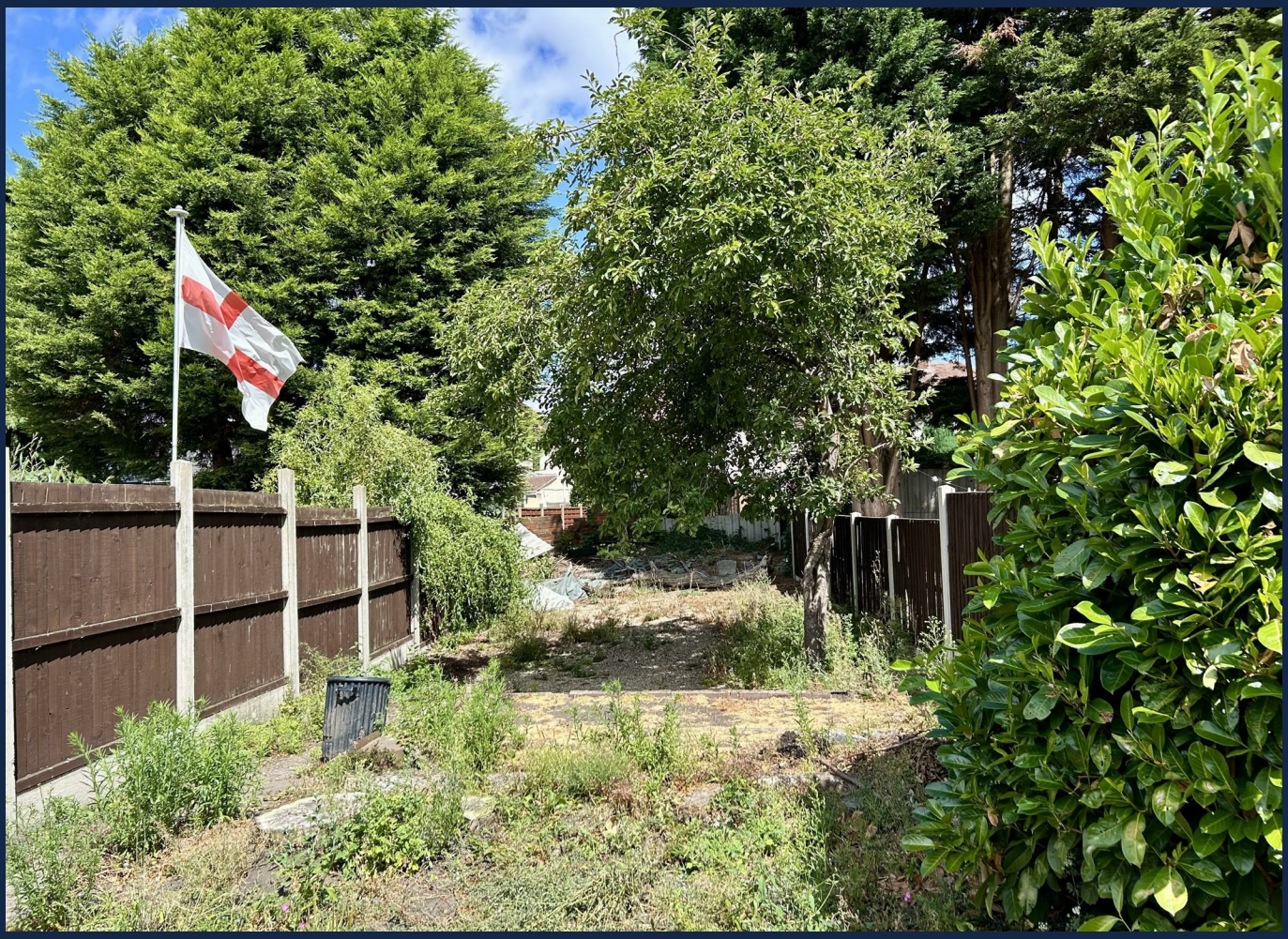








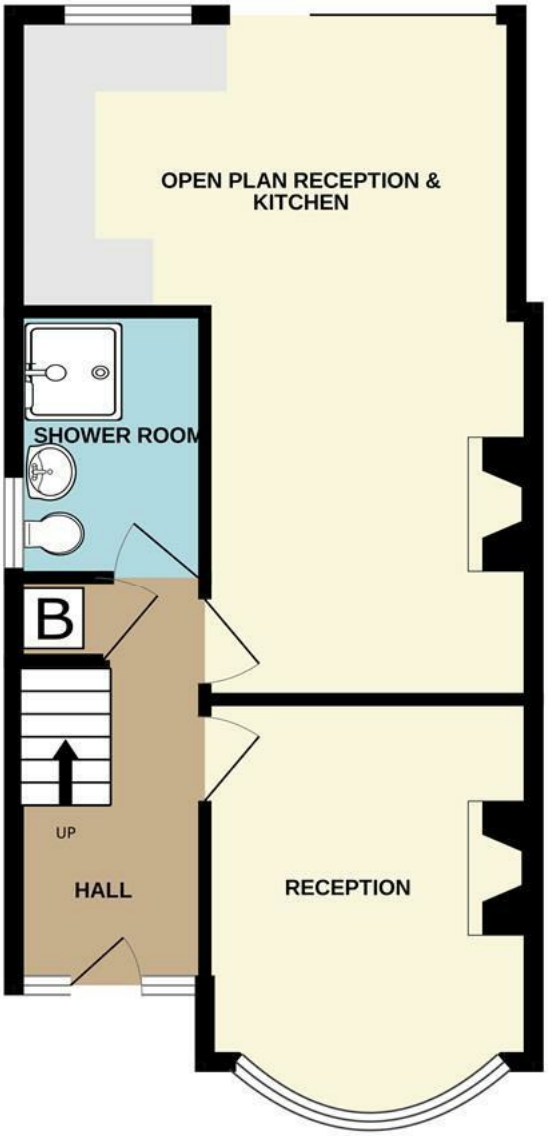




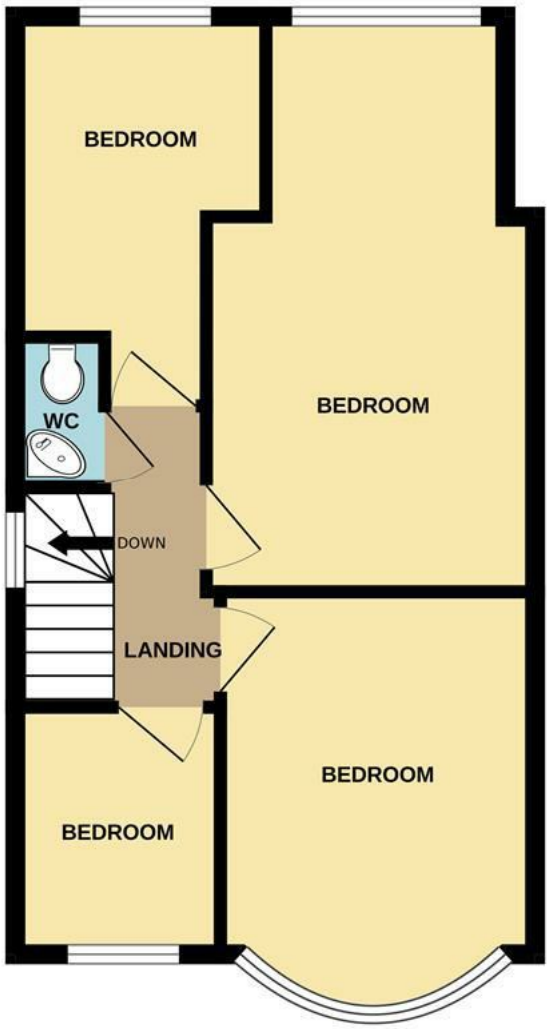




GROUND FLOOR
457 sq.ft. (42.5 sq.m.) approx.



1ST FLOOR
432 sq.ft. (40.2 sq.m.) approx.



TOTAL FLOOR AREA : 889 sq.ft. (82.6 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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Separate w.c.
Corner wash hand basin and w.c.

Bedroom one 7'2" min 9'10" max x 17'4" (2.2 min 3.0 max x 5.3)
Double glazed window to rear, central heating radiator.

Bedroom two 13'5" max 10'9" min x 9'2" (4.1 max 3.3 min x 2.8)
Bay window to front, picture rail, dado rail, central heating radiator.

Bedroom three 5'2" min 7'2" max x 9'6" (1.6 min 2.2 max x 2.9)
Double glazed window to rear, central heating radiator.

Bedroom four 7'2" x 5'10" (2.2 x 1.8)
Window to front, central heating radiator, dado rail.

Garden
Slabbed patio, stone chipping area and lawn to the rear, variety of mature shrubs and trees.

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 B

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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Halesowen
18 Hagley Road, Halesowen, West Midlands, B63 4RG
T: 0121 550 5400
E: halesowen@grovepropertiesgroup.co.uk