Grove.

FIND YOUR HOME

40 Bramble Close

Cradley Heath,

West Midlands

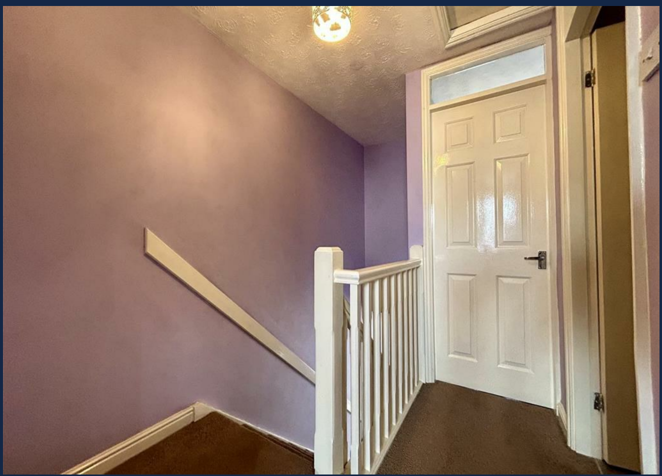
B64 5QQ

Offers In The Region Of £190,000

Situated on the popular Bramble Close in Cradley Heath this well presented terraced home offers two generously sized double bedrooms, gated off road parking and an excellent opportunity for first time buyers or investors alike. Conveniently located close to local shops, schools and everyday amenities the property also benefits from excellent transport links.

The property is approached via a shared gated entrance to the rear, leading to a tarmacadam driveway providing off road parking. To the front a low maintenance paved frontage leads to the entrance porch and welcoming hallway. The hallway provides access to the kitchen, spacious lounge and staircase to the first floor. Upstairs the property offers two generously sized double bedrooms and a family bathroom. Outside the rear garden provides a fantastic blank canvas offering plenty of potential to create an outdoor space tailored to your own style and needs.

This freehold property presents a fantastic opportunity to step onto the property ladder or add to an investment portfolio, all within a well established and convenient residential location. JH 30/07/2026 EPC=C



Approach
Via a slabbed frontage with path to double glazed obscured stained glass front door into the entrance porch.

Porch
Double glazed window to side, door into storage cupboard housing the fuse box and gas meter, double glazed obscured door into entrance hall.

Entrance hall
Coving to ceiling, central heating radiator, stairs to first floor accommodation, doors into reception room and kitchen.

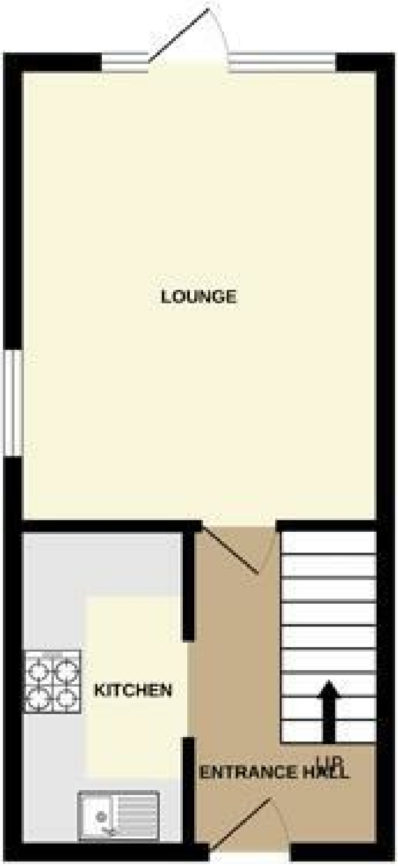
Kitchen 5'6" x 9'10" (1.7 x 3.0)
Double glazed window to front, wall and base units with square top surface over, splashback tiling to walls, sink with mixer tap and drainer, oven, gas hob and extractor, integrated microwave, integrated fridge freezer.

Reception room 11'5" x 14'9" (3.5 x 4.5)
Double glazed sliding patio door to rear, central heating radiator, coving to ceiling.

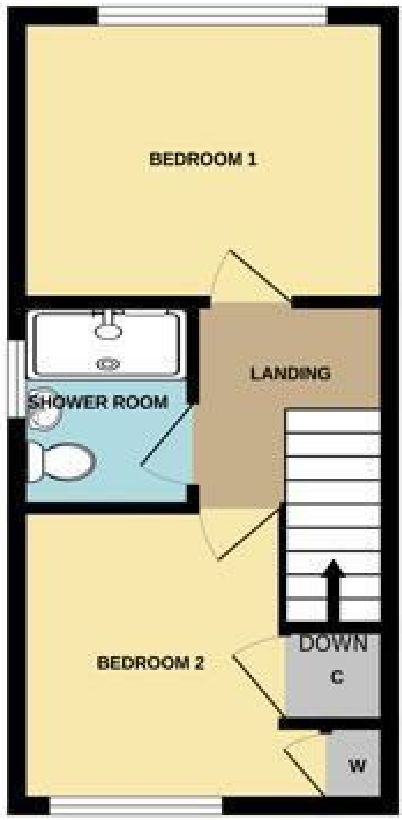
First floor landing
Loft access, doors into two bedrooms and shower ro0m.

Bedroom one 8'10" x 11'5" (2.7 x 3.5)
Double glazed window to rear, central heating radiator.

GROUND FLOOR
279 sq.ft. (25.9 sq.m.) approx.



1ST FLOOR
279 sq.ft. (25.9 sq.m.) approx.



TOTAL FLOOR AREA : 557 sq.ft. (51.8 sq.m.) approx.

Bedroom two 9'2" x 8'2" (2.8 x 2.5)
Two double glazed windows to front, central heating radiator, built in storage cupboard housing central heating boiler and a further built in storage cupboard.

Shower room
Walk in shower, low level flush w.c., pedestal wash hand basin with mixer tap, vertical electric towel rail.

Rear garden
Slabbed patio area with slabbed pathway through the stone chipping areas, steps up to the rear gate provides access to rear parking.

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.

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