

# Grove.

FIND YOUR HOME



42 Station Road  
Cradley Heath,  
West Midlands  
B64 6PA

Auction Guide £150,000



Nestled along the charming Station Road in Cradley Heath, this delightful terraced home presents an excellent opportunity for families and first-time buyers alike. The location offers easy access to a range of local amenities, well-regarded schools, and convenient rail links into Birmingham via Old Hill Station, making everyday living both practical and enjoyable.

The property opens into a welcoming front-facing reception room, complete with stairs rising to the first floor and access through to the kitchen. The kitchen is well-appointed with quality wall and base units and leads into a rear porch, which in turn provides access to the bathroom and the rear garden. Outside, the garden is mainly laid to lawn with a patio area, ideal for relaxing or entertaining. Upstairs, the landing leads to three well-proportioned bedrooms, offering comfortable accommodation for a growing household.

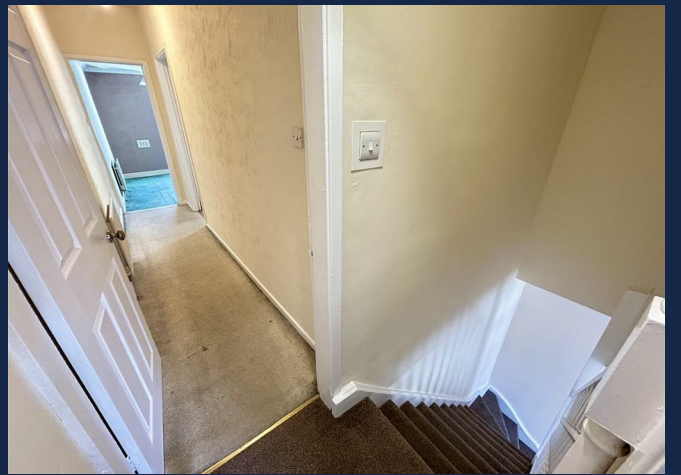
BEING SOLD VIA THE MODERN METHOD OF AUCTION

Combining character with functionality in a well-connected location, this charming home is not to be missed. JH 07/07/2026 V3 EPC=E











#### Approach

Via walled slabbed frontage with block paved pathway to double glazed front door into front reception room.

Reception room 9'10" min 11'1" max x 15'8" (3.0 min 3.4 max x 4.8)

Double glazed bay window to front, central heating radiator, stairs to first floor accommodation, cupboard housing fuse box and electric meter, feature electric fire with surround, door to kitchen.

Kitchen 13'1" x 10'9" (4.0 x 3.3)

Double glazed window to rear, vertical central heating radiator, matching wall and base units with square top surface over, splashback tiling to walls, single basin sink with mixer tap, space for slim line dishwasher, oven, gas hob, extractor, space for a half height fridge and freezer, door into the inner porch.

#### Porch

Central heating radiator, double glazed obscure door to side leading to the rear garden, door to bathroom.

#### Bathroom

Double glazed obscured window to side, vertical central heating towel rail, w.c., bath, shower with monsoon head over, wash hand basin.

#### First floor landing

Access to boarded loft, central heating radiator, doors to three bedrooms.





Bedroom one 12'9" x 12'5" max 11'5" min (3.9 x 3.8 max 3.5 min)

Double glazed window to front, central heating radiator, coving to ceiling, dado rail, storage cupboard with fitted shelves.

Bedroom two 9'2" max 8'2" min x 13'5" (2.8 max 2.5 min x 4.1)

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

Bedroom three 12'9" x 7'2" (3.9 x 2.2)

Window to rear, central heating radiator, coving to ceiling, central heating boiler.

Rear garden

Slabbed patio with lawn area and shed to the rear.

Auction

This property is for sale by the Modern Method of Auction which is not to be confused with traditional auction. The Modern Method of Auction is a flexible buyer friendly method of purchase. We

do not require the purchaser to exchange contracts immediately, however from the date the Draft Contract is received by the buyers solicitor, the buyer is given 56 days in which to complete the transaction, with the aim being to exchange contracts within the first 28 days. Allowing the additional time to exchange on the property means interested parties can proceed with traditional residential finance. which secures the transaction and takes the property off the market. Fees paid to the Auctioneer may be considered as part of the chargeable consideration for the property and be included in the calculation for stamp duty liability. Further clarification on this must be sought from your legal representative. The buyer will be required to sign an Acknowledgement of Reservation form to confirm acceptance of terms prior to solicitors being instructed. Copies of the Reservation form and all terms and conditions can be found in the Buyer Information Pack which can be downloaded for free from the auction section of our website or requested from our Auction

Department. Please note this property is subject to an undisclosed reserve price which is generally no more than 10% in excess of the Starting Bid, both the Starting Bid and reserve price can be subject to change. Terms and conditions apply to the Modern Method of Auction, which is operated by West Midlands Property Auction powered by IAM Sold. Upon close of a successful auction or if the vendor accepts an offer during the auction, the buyer will be required to make payment of a non-refundable Reservation Fee of 4.5% to a minimum of £6,600.00 including VAT 4.5% of the final agreed sale price including VAT. This is subject to a minimum payment of £6,600.00 including VAT. which secures the transaction and takes the property off the market. Fees paid to the Auctioneer may be considered as part of the chargeable consideration for the property and be included in the calculation for stamp duty liability. Further clarification on this must be sought from your legal representative. The buyer will be required to sign an Acknowledgement of Reservation form to confirm acceptance of terms prior to solicitors being instructed. Copies of the Reservation form and all terms and conditions can be found in the Buyer Information Pack which can be downloaded for free from the auction section of our website or requested from our Auction Department. Please note this property is subject to an undisclosed reserve price which is generally no more than 10% in excess of the Starting Bid, both the Starting Bid and reserve price can be subject to change. Terms and conditions apply to the Modern Method of Auction, which is operated by West Midlands Property Auction powered by IAM Sold.

#### 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 A

#### 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 your 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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