

Grove.

FIND YOUR HOME



29 Dingle Avenue
Cradley Heath,
West Midlands
B64 7DY

Offers In The Region Of £195,000



29 Dingle Avenue is a well presented three-bedroom end-terraced property. Offering a comfortable and practical layout ideal for families, first-time buyers, or investors. The home benefits from a spacious living area, kitchen which is conveniently arranged with ample storage and workspace.

The property comprises three well-proportioned bedrooms, offering flexible accommodation suitable for a growing household or those needing additional space for a home office.

As an end-terraced home, the property enjoys added privacy and side access, along with potential for outdoor space usage. Located in a residential area of Cradley Heath, it benefits from good local amenities, schools, and transport links nearby. JE V1 14/04/2026. EPC=C







Approach

Via slabbed pathway to side gate, lawn to side, composite front door leading to entrance hall.

Entrance hall

Door to downstairs bathroom and kitchen.

Downstairs bathroom

Double glazed obscured window to front, tiled walls, cupboard housing central heating boiler, panelled bath with mixer tap and shower over, wash hand basin, w.c. vanity unit with storage, vertical central heating towel radiator.

Kitchen 9'6" x 12'5" max 10'9" min (2.9 x 3.8 max 3.3 min)

Double glazed window to front, central heating radiator, matching wall and base units, complementary roll top surface over, splashbacks, integrated oven and grill, space for washing machine and dryer, space for fridge freezer, one and a half bowl stainless steel sink with drainer and mixer tap, four ring induction hob.

Lounge 15'1" max 13'9" min x 15'8" (4.6 max 4.2 min x 4.8)

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

Rear lobby

Stairs to first floor accommodation, composite door to rear with glazed inserts.

First floor landing

Access to loft and doors to three bedrooms and bathroom.



Bedroom one 11'5" x 18'4" max 10'2" min (3.5 x 5.6 max 3.1 min)
Double glazed window to rear, central heating radiator, picture rail, door to shower room, further door giving access to landing.

Shower room

Tiled walls, low level flush w.c., wash hand basin, vertical towel radiator, shower cubicle.

Bedroom two 13'9" x 8'6" (4.2 x 2.6)

Double glazed window to front, central heating radiator.

Bedroom three 10'9" x 9'2" max 8'2" min (3.3 x 2.8 max 2.5 min)

Double glazed window to front, central heating radiator.

Rear garden

Tiered garden with slabbed patio area, slabbed pathway with stone chipping borders leading to gate to front, stone chipping area with steps leading to lawn area with side plant beds, further steps up to shed, mature trees, bushes and shrubs with the garden being bordered by fencing.

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.

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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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