

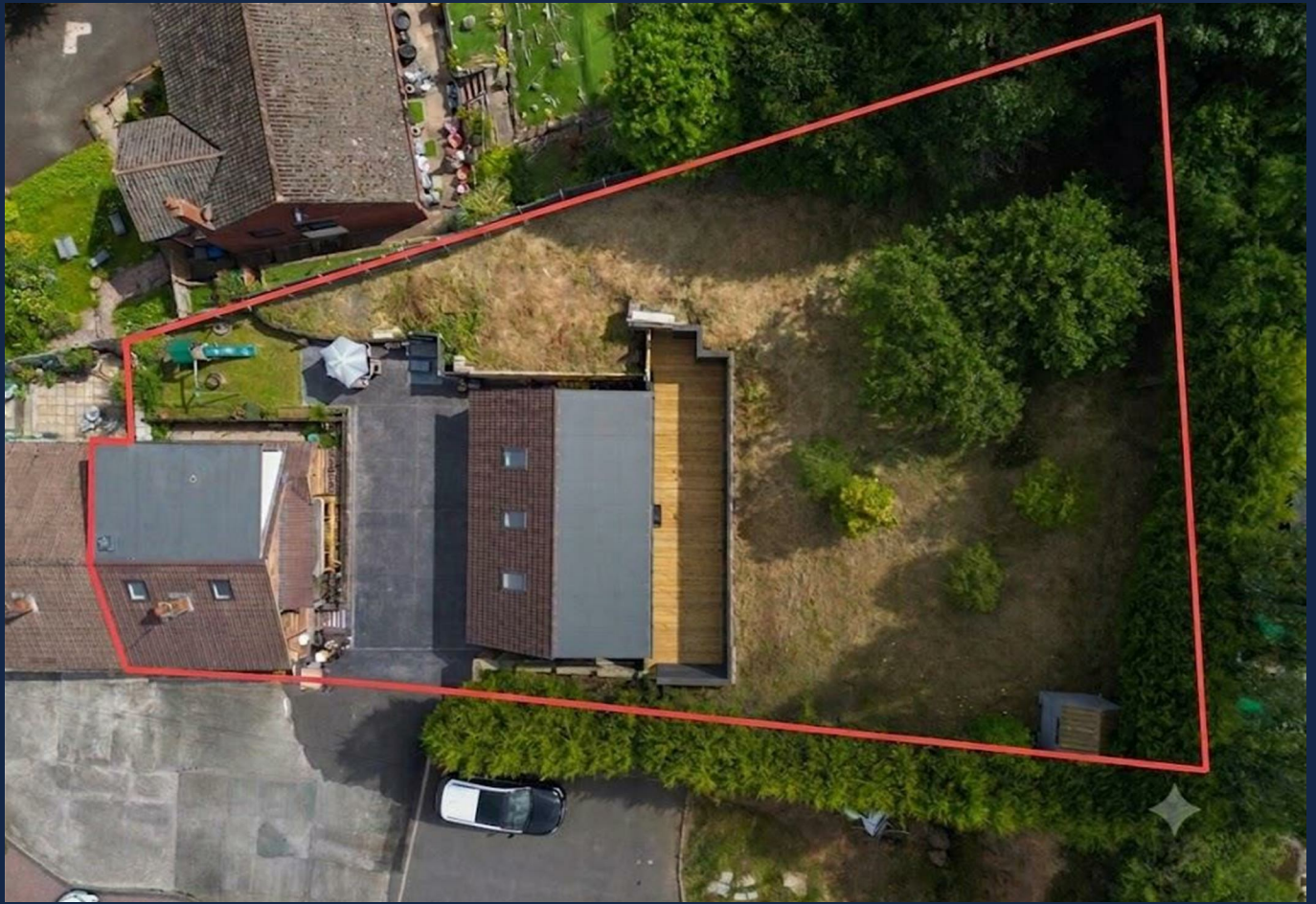
Grove.

FIND YOUR HOME



32 Surfeit Hill Road
Cradley Heath,
West Midlands
B64 7EB

Offers In The Region Of £450,000



On a private road off Surfeit Hill Road in Cradley Heath, this impressive dormer bungalow and detached annex offers a generous plot, perfect for multi generational households or people looking for additional accommodation. The semi detached dormer bungalow offers four bedrooms and a family bathroom. The detached annex provides self contained living with modern design, offering two double bedrooms with en suites and an additional separate w.c.. Surfeit Hill Road is known for its convenient access to local amenities, making it a wonderful place to settle down.

The dormer bungalow in brief comprises of a two storey vaulted foyer, with oak framed details, understairs storage and doors into the living room, kitchen and two bedrooms. The second bedroom on the ground floor is a versatile space and is currently being used as a dining area. Upstairs are two double bedrooms, both equipped with a Juliet balcony overlooking the rear garden, and a bathroom.

The detached annex is over two stories, with the ground floor offering a garage with plenty of storage and potential, an entrance hall with bifold style doors and access into two bedrooms, both with en suite shower rooms. The first floor is open plan with potential to add a kitchen for convenience. The decked courtyard can be accessed via the bifold doors. The w.c. completes the first floor.

Externally, the property offers a driveway, which leads to a patio and play area. A raised, sloped lawn wraps around the annex and rear. EPC=C

Whether you are looking for a spacious family home or a property with potential for entertaining, this residence is sure to impress. Do not miss the opportunity to make this delightful house your new home. JH 02/07/2026







Approach to annexe

The annexe is accessed via bifold style doors into the entrance hall.

Entrance hall

Central heating radiator, stairs to first floor accommodation, inset ceiling light points, door to storage cupboard and two bedrooms.

Bedroom one 12'5" x 8'10" (3.8 x 2.7)

Inset ceiling light points, central heating radiator, double glazed window into the entrance hall and door into en-suite shower room.

En-suite shower room

Vertical central heating towel rail, vanity unit with low level flush w.c. and wash hand basin with mixer tap, double walk in shower with monsoon head over.

Bedroom two 12'9" x 8'6" (3.9 x 2.6)

Inset ceiling light points, central heating radiator, double glazed window into entrance hall, door to en-suite.

En-suite

Vanity unit with low level flush w.c. and wash hand basin with mixer tap, vertical central heating towel rail, double walk in shower with monsoon head over.











Open plan living area 28'2" x 19'0" (8.6 x 5.8)
Three double glazed skylights, double glazed windows and double glazed bifold doors, inset ceiling light points, three central heating radiators. Door into cloakroom.

Cloakroom
Vertical central heating towel rail and vanity unit with low level flush w.c. and wash hand basin with mixer tap.

Courtyard area
The bifold doors lead to a courtyard decked area with fencing to surround.

Approach to bungalow
There is a driveway between the bungalow and annexe and is approached via the front door leading to entrance hall.

Entrance hall
Double glazed skylight, double glazed window to front, central heating radiator, inset ceiling light points, door to under stairs w.c., door to storage cupboard and doors into two bedrooms, kitchen and lounge.

Cloakroom
Low level flush w.c., wash hand basin with mixer tap.

Lounge 15'1" x 11'1" max 9'6" min (4.6 x 3.4 max 2.9 min)
Double glazed bay window, central heating radiator, coving to ceiling, inset ceiling light points.

Kitchen 10'5" min 14'1" max x 6'2" min 10'2" max (3.2 min 4.3 max x 1.9 min 3.1 max)
Two double glazed windows, coving to ceiling, central heating radiator, wall and base units with square top wood effect surface over, one and a half bowl sink with mixer tap and drainer, space for oven, breakfast bar and door into the utility/lean-to.

Bedroom one 10'5" x 14'1" (3.2 x 4.3)
Double glazed window, central heating radiator, coving to ceiling and fitted wardrobes.

Bedroom two 8'10" x 9'10" (2.7 x 3.0)
Two double glazed windows and central heating radiator.



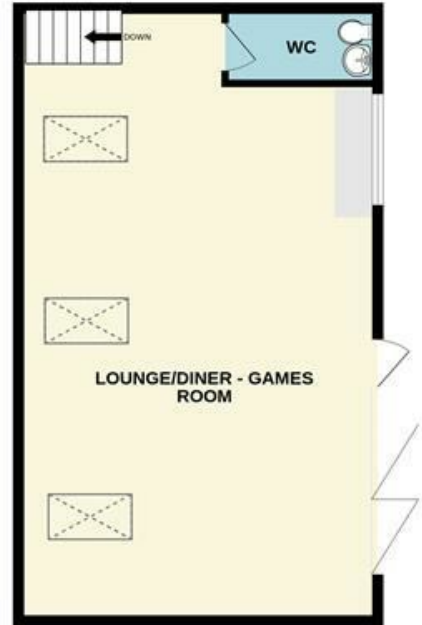








1ST FLOOR
1041 sq.ft. (96.7 sq.m.) approx.



GROUND FLOOR
1420 sq.ft. (132.0 sq.m.) approx.



TOTAL FLOOR AREA : 2461 sq.ft. (228.6 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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First floor landing
Mazarine landing with eaves storage and doors to two bedrooms and bathroom.

Bedroom three 10'2" x 10'5" (3.1 x 3.2)
Double glazed Juliet balcony overlooking garden, inset ceiling light points, central heating radiator.

Bedroom four 10'9" x 10'2" (3.3 x 3.1)
Double glazed Juliet balcony overlooking rear garden, inset ceiling light points, central heating radiator.

Bathroom
Double glazed skylight, central heating radiator, cupboard door to eaves storage, vanity unit with low level flush w.c. and wash hand basin with mixer tap, bath with mixer tap, corner shower with monsoon head over.

Rear garden
Concrete patio area, raised lawn with space for shed.

Garage 14'5" x 23'3" (4.4 x 7.1)
Housing the fuse box and central heating boiler for the annexe.

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.

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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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