

# Grove.

FIND YOUR HOME



24 Coppice Road  
Cradley Heath,  
West Midlands  
B64 7LN

Offers In The Region Of £200,000



Situated on Coppice Road in Cradley Heath, this well-presented semi-detached home offers an excellent opportunity for first-time buyers. The location is particularly attractive, with Haden Hill Park, local amenities, and well-regarded schools all within easy reach.

To the front, the property benefits from a shared pathway with a neighbouring home. Internally, an entrance hall leads to the first floor and opens into a welcoming lounge, which in turn provides access to the kitchen and a bright conservatory. Upstairs, the property features two bedrooms and a family bathroom. Outside, the rear garden is thoughtfully arranged over tiers, incorporating a decked seating area and a lawn, ideal for relaxing or entertaining.

In summary, this charming home on Coppice Road combines a practical layout with a convenient location, making it a fantastic choice for those looking to step onto the property ladder in Cradley Heath. JH 6/05/2026 V2 EPC=C







#### Approach

Via a shared steps and pathway, raised beds and sleepers, concrete frontage, side access, double glazed obscured door into entrance hall.

#### Entrance hall

Central heating radiator, double glazed obscured window to side, stairs rising to first floor accommodation, door into reception room.

#### Reception room 19'4" x 11'1" max 9'10" min (5.9 x 3.4 max 3.0 min)

Double glazed window to front, two central heating radiators, coving to ceiling, door way into kitchen and entrance into conservatory.

#### Kitchen 12'5" x 5'10" (3.8 x 1.8)

Window to side passage, central heating radiator, wall and base units with roll top surface over, splashback tiling to walls, integrated oven, gas hob, extractor, one and a half bowl sink with mixer tap and drainer, space for washing machine, space for fridge freezer.

#### Conservatory 13'5" x 9'2" (4.1 x 2.8)

Double glazed windows to surround, two double glazed skylights, inset ceiling light point, double glazed French doors to side, electric heater.











#### First floor landing

Loft access with ladder and housing the central heating boiler, double glazed obscured window to side, doors into family bathroom and two bedrooms.

#### Bedroom one 8'10" x 14'5" (2.7 x 4.4)

Two double glazed windows to front, central heating radiator, double opening doors to storage cupboard.

#### Bedroom two 10'5" x 11'5" max 10'2" min (3.2 x 3.5 max 3.1 min)

Double glazed window to rear, central heating radiator, fitted storage cupboards.

#### Bathroom

Double glazed window to rear, bath with shower over, wash hand basin, w.c. and central heating radiator.

#### Rear garden

Decked patio area with steps up to the lawn offering a shed and play area.

#### 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 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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