

# Grove.

FIND YOUR HOME



23 Castle Close  
Cradley Heath,  
West Midlands  
B64 6RN

Offers Over £320,000



Located in the sought-after area of Castle Close in Cradley Heath, this south facing property is ideal for families or those seeking extra space. Situated in a peaceful neighbourhood, Castle Close offers a sense of community while remaining close to local amenities, schools, and transport links. The property is within walking distance to Haden Hill Park, Old Hill train station and within catchment to Highfields Primary School. The transport links within walking distance make it an easy commute into Birmingham and Worcester.

The property briefly comprises of a porch and entrance hall leading to a lounge-diner, kitchen and downstairs w.c.. The lounge-diner has a sliding door to the conservatory and is flooded with natural light. The rear garden is accessed via the utility room through the kitchen. The garden offers side access from both sides of the detached property. Upstairs are three well-proportioned bedrooms and a family bathroom. To the front of the property is a block paved driveway leading to the garage and side passage with a further slabbed step which leads to the front door and path that wraps around the property to the other side access. In front of the path is a lawn area. The property has a fuse box installed Feb 2025. There is potential to extend the property due to its potential building plot, subject to planning permission.

One of the standout features of this home is the generous parking space, accommodating multiple vehicles, which is a rare find in many residential areas. This added convenience makes it an excellent choice for those with multiple cars or visiting friends and family. JH 25/3/26 V6 EPC=C







#### Approach

Block paved driveway with slabbed steps to front door, access to garage, gate with access to rear, further rear access via pathway to other side of the property, front garden area.

#### Entrance hall

Double glazed obscured front door to porch with further solid oak door leading to entrance hall having stairs to first floor accommodation, central heating radiator, door to downstairs w.c., kitchen, lounge and under stairs storage.

#### Downstairs w.c.

Vertical central heating towel radiator, double glazed obscured window to side, low level flush w.c., wash hand basin with mixer tap, extractor.

#### Kitchen 12'9" x 9'2" max 7'2" min (3.9 x 2.8 max 2.2 min)

Double glazed window to rear, complementary matching wall and base units with work surface over, sink with mixer tap and drainer, Range Master Aga, central heating boiler, space for slimline dishwasher, central heating radiator, serving hatch to lounge, space for fridge, door to utility room.

#### Utility room 7'10" x 5'2" (2.4 x 1.6)

Base units, sink with mixer tap and drainer, space for washing machine, space for dryer and space for fridge freezer, double glazed window to rear and door to rear with two double glazed side panels, flat roof with fixed sky light.







Lounge 19'4" max 7'2" min x 17'0" max 10'9" min (5.9 max 2.2 min x 5.2 max 3.3 min)

Double glazed window to front, three central heating radiators, door leading to cloak room, double glazed sliding patio door to conservatory, dado rails, feature fireplace with multi fuel stove and wood shelf over, decorative ceiling coving.

Conservatory 10'5" max 8'10" max (3.2 max 2.7 max)

Double glazed windows to surround, double glazed ceiling panels, double glazed door leading to rear garden, central heating radiator, ceiling light point.

First floor landing

Double glazed window to front, doors radiating to bedrooms and family bathroom, access to loft, with fixed loft ladders, partially boarded and lighting.

Family bathroom

Double glazed obscured window to side, tiling to walls, w.c., bath, corner shower cubicle with shower over, vanity wash hand basin, vertical central heating towel rail, double doors to storage cupboard housing central heating radiator.

Bedroom one 10'5" x 12'5" (3.2 x 3.8)

Double glazed window to rear, central heating radiator.

Bedroom two 11'1" x 10'5" (3.4 x 3.2)

Double glazed window to rear, central heating radiator.

Bedroom three 11'1" max 7'10" min x 8'6" max 5'2" min (3.4 max 2.4 min x 2.6 max 1.6 min)

Bifold style doors to third bedroom, double glazed window to front, central heating radiator.

Rear garden

Slabbed patio area wrapping around the property with steps to lawn, additional slabbed pathway to rear of garden with raised beds and further slabbed area. Space for a shed at the rear. A garden shed to the side. Side access both sides.

Garage

Up and over garage door, full power and a work bench

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 C

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

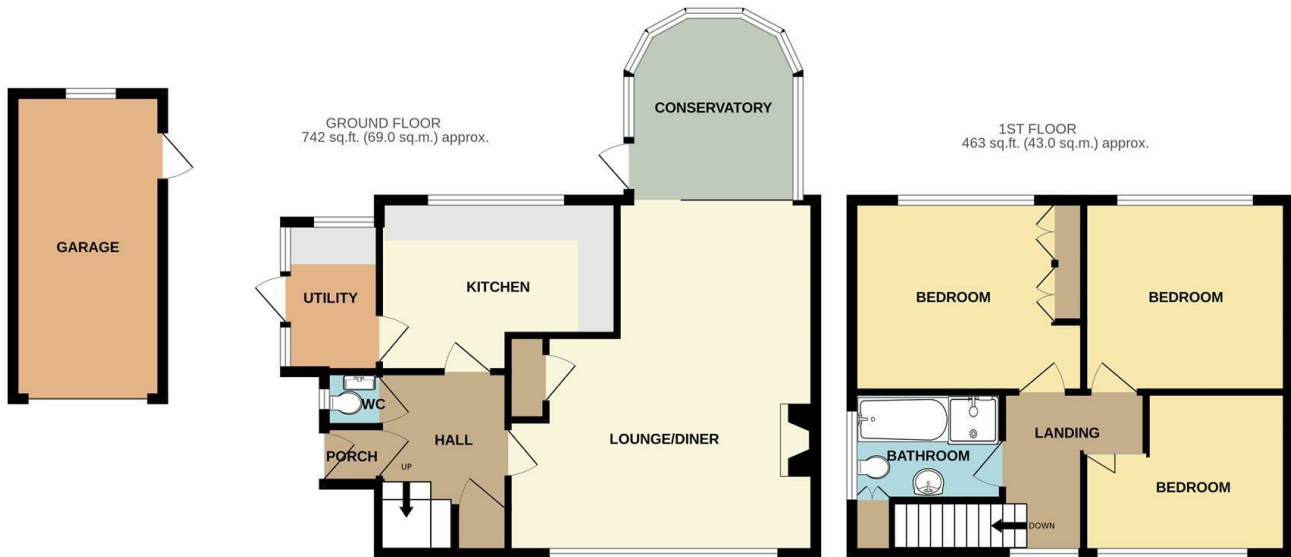
to incur for the professional handling of the conveyancing process. You should be aware that we could receive a maximum referral fee of approximately £175 should you decide to proceed with the engagement of the solicitor in question. We are informed that solicitors are happy to pay this referral fee 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.

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TOTAL FLOOR AREA : 1205 sq.ft. (112.0 sq.m.) approx.

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