

Grove.

FIND YOUR HOME



30 Brook Lane
Cradley Heath,
West Midlands
B64 5JP

By Auction £190,000



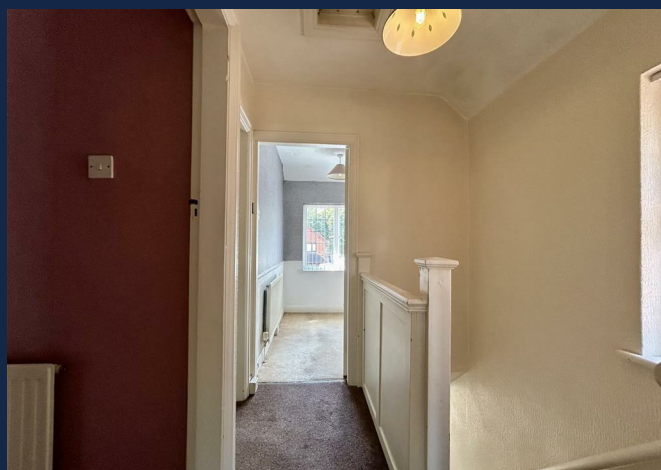
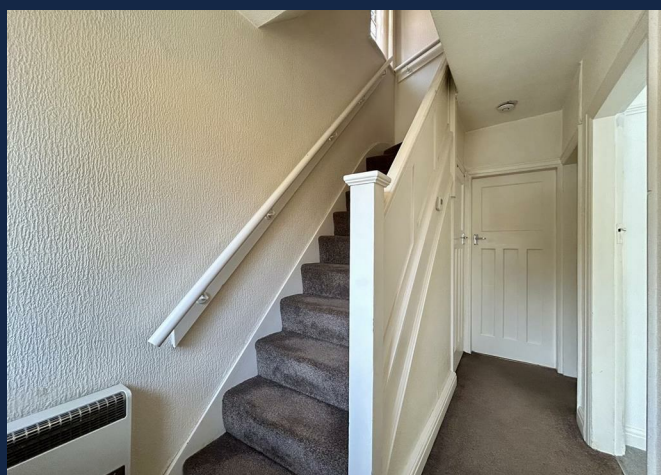
Situated on Brook Lane in Cradley Heath, this spacious semi-detached home presents an excellent opportunity for first time buyers, growing families or those looking to create a home tailored to their own taste. Occupying a desirable location, the property is conveniently positioned close to local shops, schools, transport links and Cradley Heath Train Station, offering excellent connectivity for commuters.

The property benefits from a private driveway to the front, enclosed by a walled and hedged frontage for added privacy. Internally, the accommodation briefly comprises a welcoming entrance hall leading to a front reception room and a spacious rear kitchen/living area, creating an ideal space for everyday family life. The ground floor is completed by a convenient shower room.

To the first floor are four well-proportioned bedrooms and a separate W.C., providing flexible accommodation for families. Outside, the generous rear garden offers a fantastic blank canvas, ready to be landscaped and personalised to suit your lifestyle.

Offering spacious accommodation, great potential and a convenient location, this is a fantastic opportunity to create a wonderful family home. Early viewing is highly recommended. JH 05/10/2026 EPC=D V2







Approach

Via a stone chipping driveway and lawn with a variety of plants, hedges, obscured windows and door into entrance hall.

Entrance hall

Stairs to first floor accommodation, central heating radiator, doors to under stairs storage cupboard housing central heating boiler, two reception rooms and downstairs shower room.

Front reception room 10'9" min 12'9" max x 8'2" min 9'6" max (3.3 min 3.9 max x 2.5 min 2.9 max)

Bay window to front, central heating radiator, feature fireplace and picture rails.

Shower room

Double glazed obscured window to side, central heating radiator, w.c., pedestal wash hand basin and shower cubicle.

L shaped kitchen living area 9'6" min 14'9" max x 8'10" min 20'8" max (2.9 min 4.5 max x 2.7 min 6.3 max)

Double glazed patio door to rear, double glazed window to rear, two central heating radiators, coving to ceiling, dado rail, wall and base units with square top surface over, splashback tiling to walls, integrated oven, gas hob, extractor, one and a half bowl sink with mixer tap and drainer and washing machine.

First floor landing

Loft access, obscured window to side, doors into four bedrooms and separate w.c.









Separate w.c.

Corner wash hand basin and w.c.

Bedroom one 7'2" min 9'10" max x 17'4" (2.2 min 3.0 max x 5.3)

Double glazed window to rear, central heating radiator.

Bedroom two 13'5" max 10'9" min x 9'2" (4.1 max 3.3 min x 2.8)

Bay window to front, picture rail, dado rail, central heating radiator.

Bedroom three 5'2" min 7'2" max x 9'6" (1.6 min 2.2 max x 2.9)

Double glazed window to rear, central heating radiator.

Bedroom four 7'2" x 5'10" (2.2 x 1.8)

Window to front, central heating radiator, dado rail.

Garden

Slabbed patio, stone chipping area and lawn to the rear, variety of mature shrubs and trees.

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.

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.

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.

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