Grove.

FIND YOUR HOME



95 Clifton Street
Cradley Heath,
West Midlands
B64 6QJ

Offers Over £200,000



Vacant upon possession this three bedroom traditional terraced home has undergone a recent refurbishment and includes entrance hall, open plan through lounge diner, fitted kitchen, downstairs w.c., rear garden, three bedrooms, family shower room. Internal inspection highly recommended. DAG 5/10/26 V1 EPC=E




















Approach
Via pathway with low maintenance stone chipping area to front, door to porch.

Porch
Door giving access into entrance hall.

Entrance hall
Stairs to first floor accommodation, wood effect laminate flooring, door leading to lounge.

Lounge 13'9" into bay x 10'9" min 14'1" max (4.2 into bay x 3.3 min 4.3 max)
Double glazed bay window to front, wall mounted electric heater, dining area with French doors leading to patio area.

Kitchen 6'10" x 13'9" (2.1 x 4.2)
Two double glazed windows to side, range of wall and base units with roll top surface over, electric oven and hob, filter hood, complementary splashback tiling to walls, ceramic tiled flooring, space for appliances, door to rear lobby.

Rear lobby
Door to garden, wall panelled heater, door to w.c.

Downstairs w.c.
With w.c. and wash hand basin.

First floor landing
Wall mounted electric panelled heater, doors radiating to:

Bedroom one 14'1" max 12'9" min x 11'1" (4.3 max 3.9 min x 3.4)
Two double glazed windows to front, wall mounted electric panelled heater.

Bedroom two 11'1" x 7'10" max 6'10" min (3.4 x 2.4 max 2.1 min)
Double glazed window to rear, wall mounted electric panelled heater.

Bedroom three 6'2" min 7'2" max x 12'5" max 9'10" min (1.9 min 2.2 max x 3.8 max 3.0 min)
Double glazed window to rear, wall mounted electric panelled heater.

Shower room
Double glazed obscured window to side, w.c., wash hand basin, shower cubicle, part ceramic tiling to walls.

Rear garden
Patio area with pathway leading through lawn, brick built outside store and gate to rear access.

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 you 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.

Agents Note
Clients must be aware that an employee of Grove Properties Group is a relative of the vendor.

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