

Grove.

FIND YOUR HOME



92 Clifton Street
Cradley Heath,
West Midlands
B64 6QJ

Offers In Excess Of £200,000

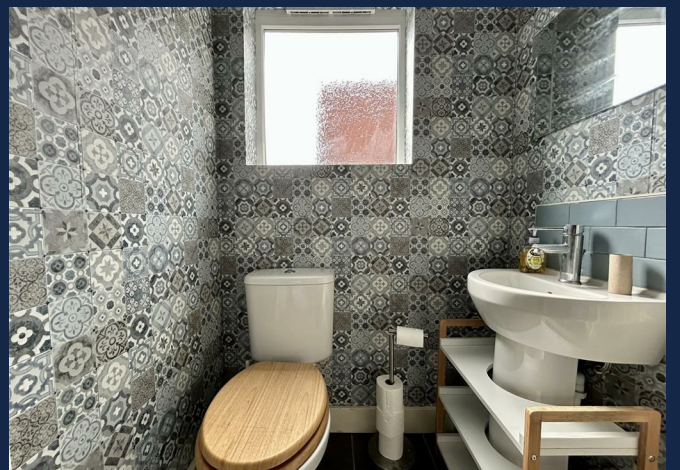
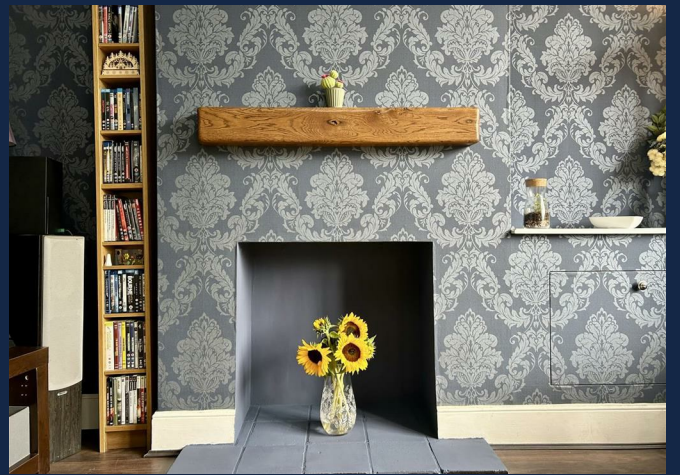


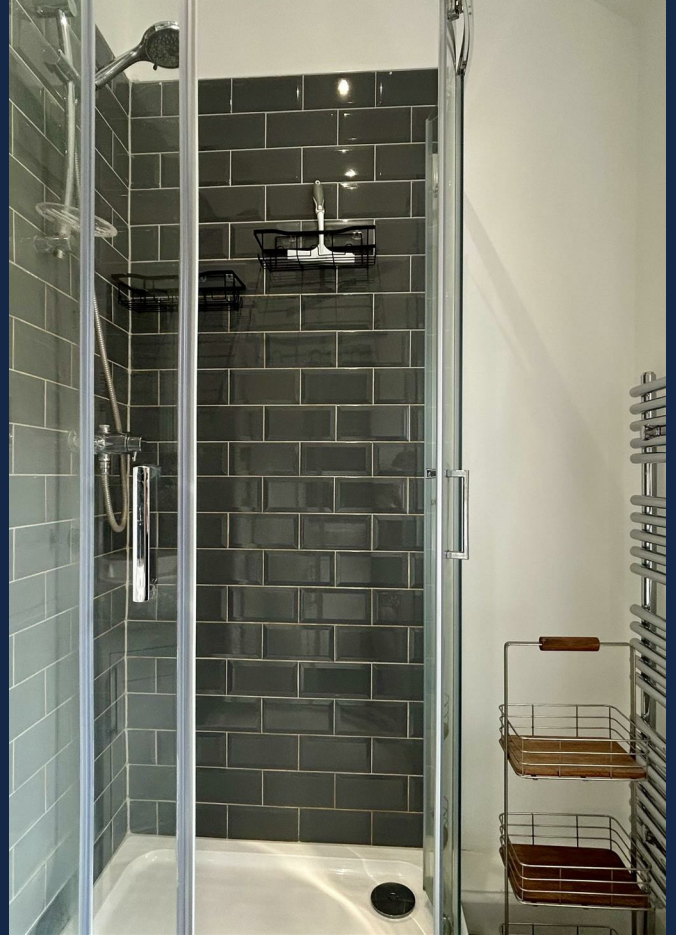
Situated on Clifton Street in Cradley Heath, this well presented end terrace home offers an excellent opportunity for families and first time buyers alike. Ideally located, the property is within easy reach of local amenities, including Old Hill Train Station and the shops and facilities of Cradley Heath, while enjoying a tucked away position away from busy through traffic.

The property is approached via a hedged frontage, with the front door opening into a welcoming entrance hall. From here, there is access to the lounge, dining room and stairs rising to the first floor. The dining room provides access to the kitchen, which in turn leads through to a useful utility area and ground floor WC. To the first floor are three well proportioned double bedrooms and a family bathroom, providing comfortable accommodation for a growing family or those looking for additional space to work from home. Outside, the rear garden is designed for easy maintenance, featuring a combination of lawn and patio areas, ideal for relaxing or entertaining during the warmer months.

Offering generous living accommodation, three double bedrooms and a convenient yet peaceful location, this is a home that deserves to be viewed. We highly recommend arranging an internal inspection to fully appreciate all that this property has to offer. JH 03/09/2026 EPC=D







Approach

Via a path, slabbed frontage and bordered with hedge and fencing, double glazed obscured door into porch.

Porch

Glass door into the entrance hall.

Entrance hall

Central heating radiator, feature arch, stairs to first floor accommodation, doors into the two reception rooms.

Lounge 10'2" x 11'1" into bay (3.1 x 3.4 into bay)

Double glazed bay window to front, coving to ceiling, ceiling rose, central heating radiator.

Dining room 10'2" x 11'1" (3.1 x 3.4)

Double opening French doors to rear, central heating radiator, storage cupboards with built in shelving, door into the kitchen.

Kitchen 13'9" x 7'6" (4.2 x 2.3)

Double glazed window to side, central heating radiator, matching wall and base units with roll top surface over, splashback tiling to walls, integrated oven, gas hob, extractor, space for dishwasher and fridge freezer, central heating boiler, one and a half bowl sink with mixer tap and drainer, door into the utility/w.c.









Utility/w.c.

Double glazed obscured window to the side, low level flush w.c., pedestal wash hand basin with mixer tap and splashback tiling, surface over, space for washing machine and tumble dryer, central heating radiator.

First floor landing

Loft access, doors into three bedrooms and shower room.

Bedroom one 14'1" x 11'5" (4.3 x 3.5)

Two double glazed windows to front, central heating radiator, coving to ceiling.

Bedroom two 7'2" x 11'9" (2.2 x 3.6)

Double glazed window to rear, central heating radiator.

Bedroom three 8'6" x 11'1" (2.6 x 3.4)

Double glazed window to rear, central heating radiator.

Shower room

Double glazed obscured window to the side, corner shower, vertical central heating towel rail, low level flush w.c., vanity style wash hand basin with mixer tap and splashback tiling.

Rear garden

Block paved patio area with lawn and a variety of raised beds, access to front via a gate.

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.

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