

# Grove.

FIND YOUR HOME



26 Clifton Street  
Cradley Heath,  
West Midlands  
B64 6QH

Offers In The Region Of £250,000



Ideal for young families, this spacious and well appointed three bedroom family home offers flexible living with potential to still add your own touches. Clifton Street is ideally placed for local schools, shops, amenities and fantastic transport links.

The layout in brief comprises of entrance hall, w.c., a front facing lounge, a well presented open plan breakfast kitchen with store cupboard and patio doors leading out to rear.

Heading upstairs is a pleasant landing, two good sized double bedrooms with the main bedroom offering an en-suite shower room, a third bedroom and the house bathroom.

Externally the property offers off road parking for two vehicles and a side access gate to rear. At the rear of the property is a landscaped and low maintenance garden with paved seating area near to property to enjoy the afternoon sun. AF 12/8/26 V1 EPC=D







#### Approach

Via tarmac driveway, paved footpath leading to front door, lawn with planted mature shrubs.

#### Entrance hall

Composite front door with obscured glass inserts, stairs to first floor accommodation, central heating radiator, ceiling light point, tiled flooring, access to ground floor w.c.

#### Ground floor w.c.

Double glazed window to front, ceiling light point, low level flush w.c., wash hand basin, central heating radiator, tiled flooring.

#### Lounge 8'10" min 12'5" max x 13'9" (2.7 min 3.8 max x 4.2)

Double glazed window to front, ceiling light point, central heating radiator, wood effect laminate flooring, feature fireplace, wooden double doors opening to breakfast kitchen.

#### Breakfast kitchen 15'5" x 10'2" (4.7 x 3.1)

Double glazed patio door to rear garden, double glazed window to side, further double glazed obscured window to side, under stairs storage, range of wall and base units, stone effect work top, stainless steel sink and drainer, tiled splashbacks, breakfast bar area, space for washing machine, four ring gas hob, extractor, built in double oven and microwave, space for fridge freezer, vinyl tile effect flooring.





#### First floor landing

Ceiling light point, loft access hatch, airing cupboard housing the water tank, doors leading to:

#### Bedroom one 9'2" x 10'9" (2.8 x 3.3)

Double glazed window to front, ceiling light point, built in storage units, access to en-suite shower room.

#### En-suite shower room

Ceiling light point, extractor, shower cubicle with tiling, low level w.c., wash hand basin, tiled splashbacks, central heating radiator, wood effect flooring.

#### Bedroom two 9'2" x 9'6" (2.8 x 2.9)

Double glazed window to rear, ceiling light point, central heating radiator, wood effect laminate flooring.

#### Bedroom three 6'2" x 8'10" (1.9 x 2.7)

Double glazed window to front, ceiling light point, central heating radiator.

#### Bathroom

Tiling to walls, herringbone vinyl flooring, shower cubicle, low level w.c., wash hand basin, central heating radiator, ceiling light point and extractor.

#### Rear garden

Paved patio area leading to the side, mature lawn, raised beds to borders, space for shed on hardstanding to the rear, summer house and side access gate leading to the front.

#### 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)

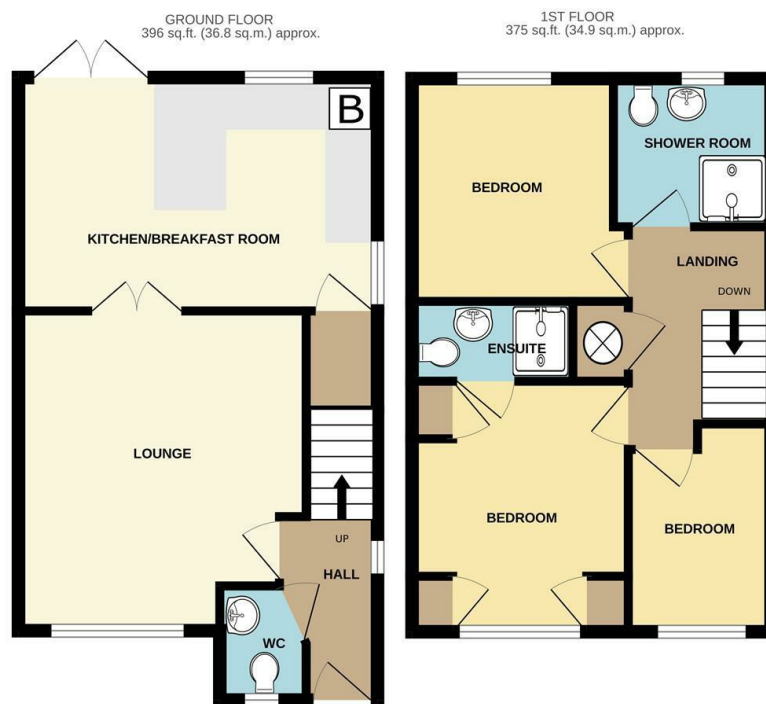
checks in accordance with current legislation. This may involve providing identification and financial information. It is our company policy to do digital enhanced checks through a third party and a fee will be payable for these checks." We will not be able to progress your offer until these checks have 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.

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.



TOTAL FLOOR AREA: 771 sq.ft. (71.7 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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