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FIND YOUR HOME



24 Rowley Hill View
Cradley Heath,
West Midlands
B64 7ER

Offers Over £425,000



Rowley Hill View, Cradley Heath - A Beautifully Presented Family Home

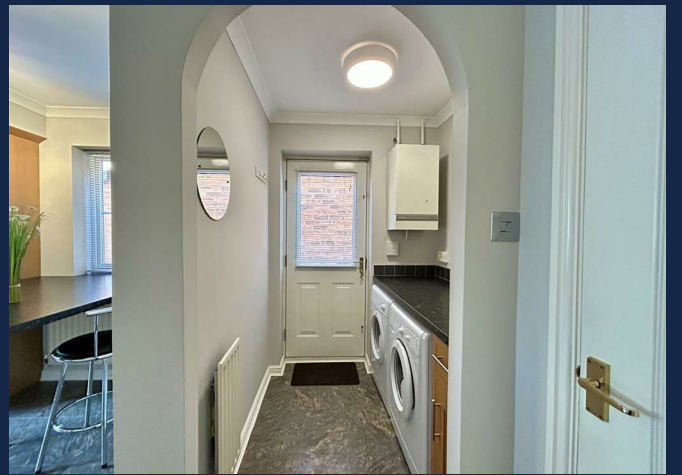
This attractive detached home, built by Kendrick Homes in 1999, is perfectly positioned on the sought-after Rowley Hill View in Cradley Heath. Offering move-in ready accommodation, this four-bedroom residence combines modern living with a warm and welcoming atmosphere, making it an ideal choice for families.

The property presents excellent kerb appeal with a driveway, front lawn, and a side path leading to the rear garden via a secure gate. The detached garage provides further parking or storage options, with convenient garden access.

Inside, the ground floor features two spacious reception rooms with double doors that allow for open-plan living when desired, while still offering the option of a more intimate, cosy setting. The modern kitchen is beautifully finished and further enhanced by a practical utility room. To the rear, a conservatory overlooks the garden. A downstairs w.c. completes the downstairs. Upstairs, there are four generously sized bedrooms, the master bedroom benefits from its own en suite, while most bedrooms feature fitted wardrobes for excellent storage, and a family bathroom. The rear garden is complete with a patio area and lawn, ideal for family gatherings or quiet relaxation, with gated access to the front for added convenience.

Located in a desirable and well-connected area, this home offers the best of both worlds - a peaceful residential setting combined with easy access to local amenities, schools, and transport links. JH 23/10/2025 V1 EPC=D







Approach

Via a tarmacadam driveway with slabbed pathway with lawn to side giving access to double glazed front door leading to entrance hall.

Entrance hall

Coving to ceiling, stairs to first floor accommodation, doors into downstairs w.c., kitchen and living area, central heating radiator.

Downstairs w.c.

Double glazed obscured window to front, half height tiling to walls, low level flush w.c., pedestal wash hand basin, central heating radiator, coving to ceiling, alarm system, fuse box.

Kitchen 14'9" min 18'8" max x 12'5" max 9'2" min (4.5 min 5.7 max x 3.8 max 2.8 min)

Double glazed window to rear, double glazed window to side, coving to ceiling, central heating radiator, matching wall and base units with work top over, splashback tiling, one and a half bowl sink with mixer tap and drainer, integrated oven and grill, hob, extractor fan, integrated fridge freezer, door to under stairs storage cupboard, doorway/arch to utility and door to living area.

Utility 5'2" x 5'2" (1.6 x 1.6)

Double glazed door to side, work top, splashback tiling, space for white goods, central heating radiator, central heating boiler.











Front reception room 15'5" x 11'9" (4.7 x 3.6)

Double glazed bay window to front, central heating radiator, coving to ceiling, feature fire with surround, double opening doors to dining room.

Dining room 9'10" x 11'9" (3.0 x 3.6)

Coving to ceiling, double glazed French doors to conservatory with two double glazed windows either side, central heating radiator.

Conservatory 10'9" x 10'5" (3.3 x 3.2)

Double glazed windows to surround, feature open brick walls, double glazed French doors to rear garden.

First floor landing

Loft access with ladder, airing cupboard housing hot water cylinder, doors to bedrooms and bathroom.

Bedroom one 11'1" x 15'5" into wardrobe max 12'1" min (3.4 x 4.7 into wardrobe max 3.7 min)

Double glazed window to front, central heating radiator, coving to ceiling, fitted wardrobes with sliding doors, door to en-suite.

En-suite

Double glazed obscured window to side, half height tiling to walls, vertical central heating radiator, coving to ceiling, low level flush w.c., pedestal wash hand basin, shower with monsoon head over.

Bedroom two 9'2" x 10'5" (2.8 x 3.2)

Double glazed window to front, central heating radiator, coving to ceiling, door to wardrobe.

Bedroom three 9'10" x 8'10" into wardrobe (3.0 x 2.7 into wardrobe)

Double glazed window to rear, central heating radiator, coving to ceiling, fitted wardrobes.

Bedroom four 8'2" max 5'10" min x 10'2" (2.5 max 1.8 min x 3.1)

Double glazed window to rear, coving to ceiling, central heating radiator.

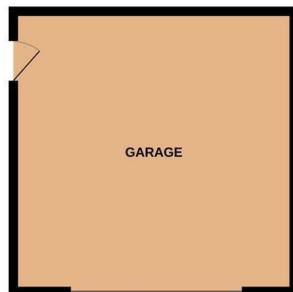
Bathroom

Double glazed obscured window to rear, half height tiling to walls, central heating radiator, coving to ceiling, pedestal wash hand basin with mixer tap, low level flush w.c. and bath.





GROUND FLOOR
1024 sq.ft. (95.1 sq.m.) approx.



1ST FLOOR
590 sq.ft. (54.9 sq.m.) approx.

TOTAL FLOOR AREA : 1614 sq.ft. (149.9 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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Rear garden

Slabbed patio area with lawn with flowers bed borders housing a variety of shrubs.

Detached garage 16'8" x 17'0" (5.1 x 5.2)

Has an up and over door, electrics, double glazed frosted door to garden and houses the fuse box.

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 E

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.

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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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