

Grove.

FIND YOUR HOME



11 Spinners End Drive
Cradley Heath,
West Midlands
B64 5LG

Offers In The Region Of £270,000

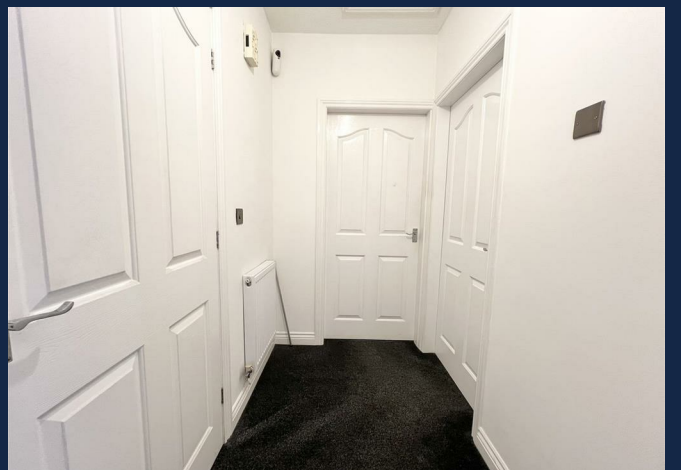


A truly well presented and thoughtfully updated two bed detached bungalow. Spinners End Drive is a highly sought after location and benefits from being well placed for access to local shops and amenities, good transport links, and a short distance major super markets.

The layout in brief comprises of Entrance Porch, a good sized front facing lounge with stairs leading up to main bedroom, the main bedroom is a truly spacious double bedroom with built-in wardrobes and an en-suite shower room. At the rear of the property is a n inner hallway with loft access, a modern and well appointed kitchen, a second well proportioned bedroom with wardrobes and French doors leading out to the garden, and the house bathroom.

Externally the property offers off road parking with garage access, and a side access path leading the gate and the rear garden. At the rear of the property is a low maintenance landscaped garden which is predominantly paved. AF 10/2/25 V2 EPC=D







Approach

Via tarmac driveway leading to garage, side access to rear garden, bin store area, steps leading to covered porch, double glazed front door leading into:

Entrance hall

Double glazed window to side, ceiling light point, central heating radiator, vinyl tiled flooring.

Lounge 12'2" x 15'9" (3.7 x 4.8)

Double glazed window to front, ceiling light point, decorative coving, feature fireplace, central heating radiator, stairs to main bedroom and door to inner hall.

Inner hallway

Ceiling light point, loft access hatch with pull down ladder, central heating radiator.

Kitchen 9'2" x 11'6" (2.8 x 3.5)

Double glazed window to rear, double glazed patio door to rear garden, two ceiling lights, range of wall and base units, stone effect work top, one and a half bowl sink and drainer, induction hob, extractor, built in microwave and oven, built in fridge freezer, space for washing machine and dryer, laminate flooring, central heating radiator.

Bedroom two 8'6" x 10'2" (2.6 x 3.1)

Double glazed French doors to rear garden, ceiling light point, built in wardrobes, central heating radiator.



GROUND FLOOR
700 sq.ft. (65.0 sq.m.) approx.



1ST FLOOR
161 sq.ft. (15.0 sq.m.) approx.



TOTAL FLOOR AREA : 861 sq.ft. (80.0 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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Ground floor bathroom
Double glazed window to rear, tiled walls, bath with shower over, wash hand basin with storage beneath, low level w.c., central heating towel radiator, tiled flooring.

Master bedroom 11'6" max x 14'5" min (3.5 max x 4.4 min)

Double glazed bow window to front, ceiling light point, built in wardrobes and storage, central heating radiator, access to en-suite.

En-suite shower room

Velux window to side, ceiling light point, extractor, tiled walls and floor, shower cubicle, wash hand basin with storage beneath, low level w.c., central heating towel radiator.

Rear garden

Brick wall to rear boundary,, raised flower bed to one side, paved garden with slate stone surround, outside lighting, gate to front of property.

Garage

Door to front and lighting.

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 D

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. In the absence of being able to provide appropriate physical copies of the above, Grove Properties Group reserves the right to obtain electronic verification.

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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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