

# Grove.

FIND YOUR HOME



3 Hayseech  
Cradley Heath,  
West Midlands  
B64 7JL

Offers In The Region Of £295,000



#### Move-In Ready Semi-Detached Home on Hayseech - NO UPWARD CHAIN

Situated on the well-regarded Hayseech just off the Haden Hill Road, this semi-detached home offers spacious, move-in ready accommodation that is ideal for families. Set in a vibrant and friendly community, the property enjoys a convenient location close to local parks, including the popular Haden Hill Park, and is just a short drive from Halesowen town centre. Nearby amenities include a range of shops, supermarkets, schools and excellent local bus routes.

To the front, the property features a tarmacadam driveway providing off-road parking, with gated access to the rear garden and an electric roll-up door to the garage/store. Inside, the ground floor offers flexible living space with a front reception room leading through to a utility area and a convenient downstairs shower room. A second rear reception room flows into a bright conservatory, making it a perfect spot for relaxing or entertaining. The well-appointed kitchen includes a fitted breakfast bar, adding both style and practicality. Upstairs, the home comprises three comfortable bedrooms and a family bathroom, offering ample space for growing families or those needing a home office or guest room. The rear garden features a well-maintained lawn and a paved patio area, ideal for outdoor dining or children's play.

With its excellent location, versatile layout, and ready-to-move-in condition, this home on Hayseech represents a fantastic opportunity for buyers looking to settle in a sought-after area with easy access to both nature and amenities. JH  
15/09/2025 V2 EPC=D







## Approach

Via a tarmacadam driveway and garage to the front with double glazed door to entrance hall/front reception room.

Entrance hall/reception room 11'1" min 16'0" max x 8'10" (3.4 min 4.9 max x 2.7)

Double glazed bow window to front, central heating radiator, stairs to first floor accommodation, coving to ceiling, doors into reception room, utility and door way into the kitchen.

Utility 6'2" x 3'11" (1.9 x 1.2)

Work surface with space for white goods, door into the downstairs shower room.

## Shower room

Low level flush w.c., vanity wash hand basin with mixer tap, vertical electric towel rail, shower and half height tiling to walls.

Kitchen 6'2" x 20'0" (1.9 x 6.1)

Double glazed obscured door to side, double glazed obscured window to the side and double glazed window to rear, central heating radiator, wall and base units with roll top surface over, splashback tiling to walls, one and a half bowl sink with mixer tap and drainer, integrated oven, gas hob, extractor, coving to ceiling, space for dishwasher and under counter fridge, further work surface over breakfast bar, central heating boiler.

Rear reception room 8'6" min 9'10" max x 15'8" (2.6 min 3.0 max x 4.8)

Sliding doors to conservatory, central heating radiator, coving to ceiling, feature electric fire with surround.











#### Conservatory 7'10" x 12'1" (2.4 x 3.7)

Double glazed French doors to garden, double glazed windows to surround.

#### First floor landing

Double glazed obscured window to side, loft access with ladder, doors to bedrooms and bathroom.

#### Bedroom one 8'10" x 16'0" (2.7 x 4.9)

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

#### Bedroom two 10'9" x 8'6" min 9'10" max (3.3 x 2.6 min 3.0 max)

Double glazed window to front, central heating radiator.

#### Bedroom three 6'6" x 12'9" (2.0 x 3.9)

Double glazed window to rear, central heating radiator.

#### Bathroom

Double glazed obscured window to front, central heating radiator, w.c., bath with shower over, pedestal wash hand basin, built in airing cupboard.

#### Rear garden

Slabbed patio area with further decked patio with slabbed steps down to the lawn with raised beds with a variety of shrubs, access to front via a gate.

#### Garage/store 8'2" max 4'11" min x 7'6" (2.5 max 1.5 min x 2.3)

Electric roller shutter door to front, fuse box and meters.

Agents Note: Clients must ensure that the size of the garage/store is fit for their own purpose.

#### 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 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.