Grove.

FIND YOUR HOME

18 Highland Road

Cradley Heath,

West Midlands

B64 5NB

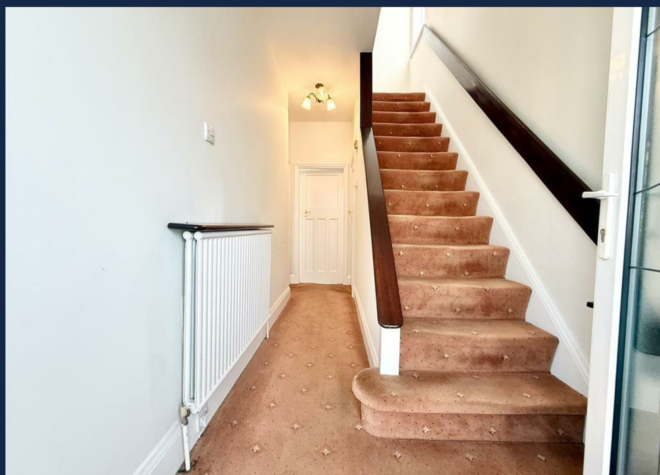
Offers In The Region Of £220,000

Offered for sale with NO ON WARD CHAIN! A traditional three bed semi detached property offering the new owners the chance to put their stamp on their next family home. Highland Road is ideally placed for access to local shops and amenities, transport links, and near to popular local schools.

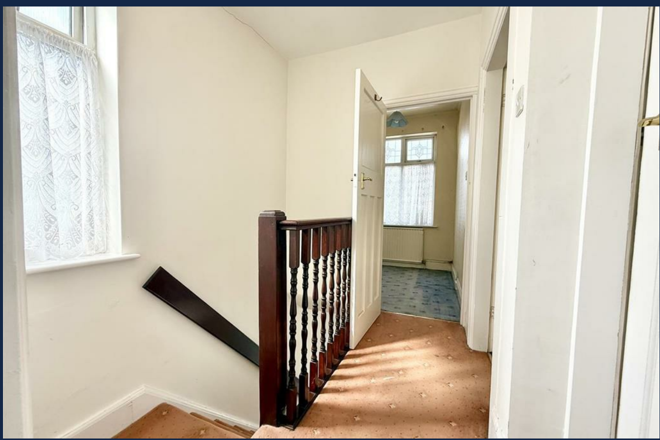
The layout in brief comprises of entrance porch, hallway with pantry, rear kitchen and spacious dual aspect lounge/diner with sliding doors out to the rear garden. Heading upstairs is a pleasant landing with loft access hatch, two good sized double bedrooms with built-in wardrobes, a third bedroom and the house bathroom.

Externally the property offers an impressively large garden with paved seating area near to property.

Property must been to be seen to be appreciated. AF 1/9/26 V1 EPC=D








Approach
Via paved footpath leading to front door and rear access, low level brick wall.

Porch
Double glazed front door with obscured insets, windows to side, access to further double glazed door entrance hall.

Entrance hall
Ceiling light point, central heating radiator, stairs to first floor accommodation, access to pantry with double glazed window and houses the fuse box, electric meter and gas meter.

Kitchen 6'6" x 10'5" (2.0 x 3.2)
Double glazed window to rear, double glazed door with obscured glass inserts to rear garden, ceiling light point, range of wall and base units with marble effect work surface, space for cooker, washing machine and fridge freezer, stainless steel sink and drainer, tiled splashback, breakfast bar, central heating radiator, vinyl tile flooring.

Lounge diner 11'5" max 9'10" min x 28'2" into bay (3.5 max 3.0 min x 8.6 into bay)
Double glazed bay window to front, coving to ceiling, wall mounted light points, two central heating radiators, double glazed sliding patio door to rear with double glazed windows above.

First floor landing
Double glazed window to side, ceiling light point, loft access hatch, doors to bedrooms and bathroom.

Bedroom one 11'5" into wardrobe x 14'1" into bay (3.5 into wardrobe x 4.3 into bay)
Double glazed bay window to front, built in wardrobes/storage, central heating radiator.

Bedroom two 10'9" into wardrobe x 11'5" (3.3 into wardrobe x 3.5)
Window to rear, ceiling light point, central heating radiator, built in wardrobes/storage.

Bedroom three 5'10" x 6'10" (1.8 x 2.1)
Double glazed window to front, coving to ceiling, ceiling light point, central heating radiator.

Bathroom
Double glazed obscured window to rear, tiled walls, extractor, ceiling light point, shower cubicle with twin attachments, vanity wash hand basin with storage beneath, low level w.c., vinyl flooring, central heating towel radiator.

Rear garden
Paved slabbed patio area, side gate to front, footpath leading to rear of the garden, lawned area, shed and further shed to the rear of the garden.

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.

Grove.
FIND YOUR HOME

Halesowen
18 Hagley Road, Halesowen, West Midlands, B63 4RG
T: 0121 550 5400
E: halesowen@grovepropertiesgroup.co.uk