

# Grove.

FIND YOUR HOME



16 Clifton Street  
Cradley Heath,  
West Midlands  
B64 6QH

Offers In The Region Of £280,000



This well presented four-bedroom semi detached property on Clifton Street, Cradley Heath offers spacious and versatile living accommodation, making it an ideal family home. Conveniently located within close proximity to local schools and amenities.

The ground floor comprises a welcoming entrance hall, a fitted kitchen, and a generous lounge/diner, perfect for both everyday living and entertaining. To the first floor, there are three well proportioned bedrooms along with a family bathroom. The loft has been thoughtfully converted to provide a fourth bedroom, adding further flexibility to the home.

Externally, the property boasts off road parking for multiple vehicles to the front, while a private gated side access leads to a spacious and well-maintained rear garden, ideal for outdoor enjoyment. JE V1 02/04/26 EPC=D







#### Approach

Via tarmac driveway, lawn, slabbed pathway leading to front door and side pathway leading to gate giving access to rear, outdoor tap, access to garage.

#### Entrance hall

Panelled front door, central heating radiator, doors to kitchen and garage, stairs to first floor accommodation, door to lounge diner.

#### Kitchen 10'5" x 6'10" (3.2 x 2.1)

Double glazed window to front, tiled flooring, central heating radiator, matching wall and base units, complementary roll top surface over, one and a half stainless steel sink and drainer, tiled splashbacks, central heating boiler, four ring gas hob, oven, extractor hood, space for fridge, freezer and washing machine.

#### Lounge diner 18'4" x 13'9" max 7'2" min (5.6 x 4.2 max 2.2 min)

Double glazed window to rear, double glazed patio door to rear, central heating radiator, double opening doors to storage.

#### First floor landing

Access to three bedrooms, storage cupboard housing water tank, family bathroom and further stairs leading to loft room/fourth bedroom.







Bedroom one 12'1" max into wardrobes x 11'1" (3.7 max into wardrobes x 3.4)

Double glazed window to front, central heating radiator, fitted wardrobes.

En-suite

Double glazed obscured window to front, central heating radiator, tiled walls, shower, low level flush w.c., pedestal wash hand basin with mixer tap.

Bedroom two 12'5" max 10'2" min x 9'2" max 6'2" min (3.8 max 3.1 min x 2.8 max 1.9 min)

Double glazed window to rear, central heating radiator.

Bedroom three 6'10" x 8'10" (2.1 x 2.7)

Double glazed window to rear, central heating radiator.

Family bathroom

Double glazed obscured window to side, central heating radiator, low level flush w.c., pedestal wash hand basin and mixer tap, free standing bath with mixer tap over.

Bedroom four/loft room 11'9" x 13'9" (3.6 x 4.2)

Three double glazed velux ceiling windows, walk in storage cupboard/wardrobe, door with storage into eaves.

Agents Note: Client must take into account the limited head room due to the eaves.

Rear garden

Fence panelled borders, lawn and wooden decking areas, rear patio area, mature plants and shrubs, block paved parking area with double opening doors, door to garage.

Garage 13'5" x 7'6" (4.1 x 2.3)

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

### 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.

IMPORTANT NOTICE 1. No description or information given whether or not these particulars and whether written or verbal (information) about the property or its value may be relied upon as a statement or representation of fact. Grove Properties Group do not have any authority to make representation and accordingly any information is entirely without responsibility on the part of Grove Properties Group or the seller. 2. The photographs (and artists impression) show only certain parts of the property at the time they were taken. Any areas, measurements or distance given are approximate only and interior measurements are wall to wall. 3. Any reference to alterations to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. 4. No statement is made about the condition of any service or equipment.