

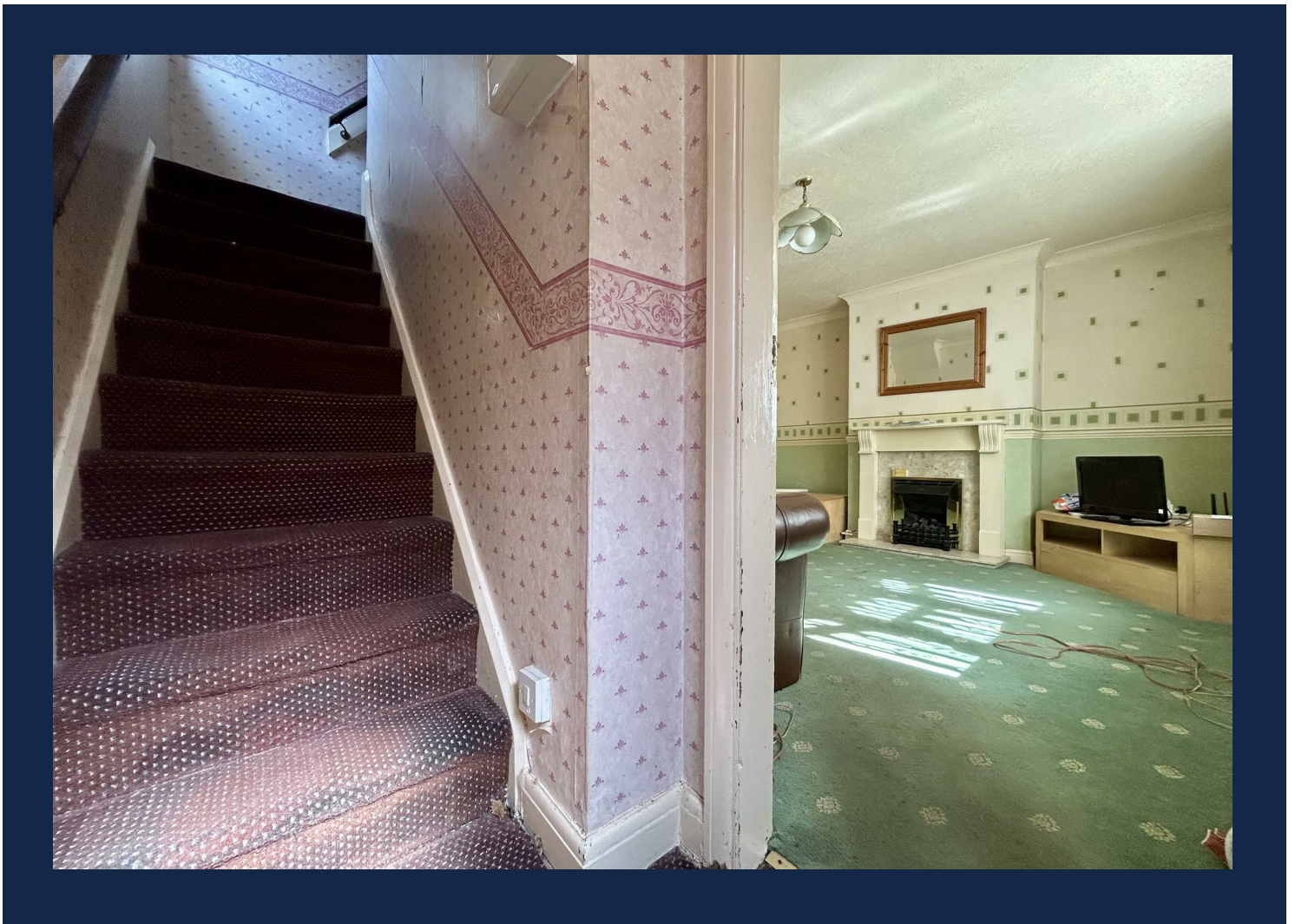
# Grove.

FIND YOUR HOME



41 Codsall Road  
Cradley Heath,  
West Midlands  
B64 7EE

Auction Guide £130,000



Sold by Modern Method of Auction

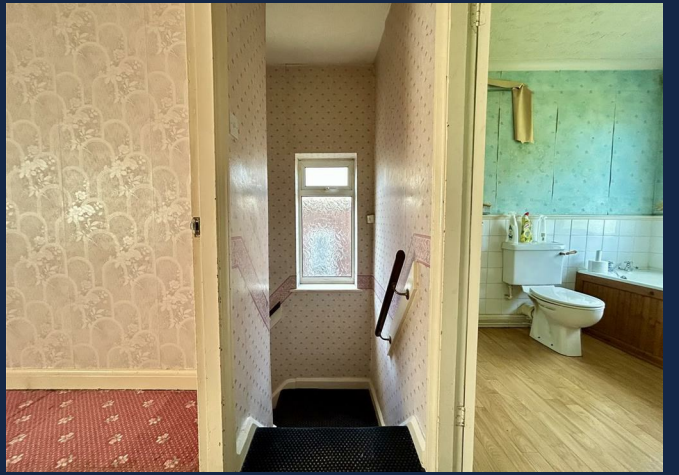
On Codsall Road in Cradley Heath, this semi-detached property presents a strong investment opportunity for buyers seeking a project in a well-connected location. Requiring modernisation throughout, it offers excellent potential to add value and personalise to suit.

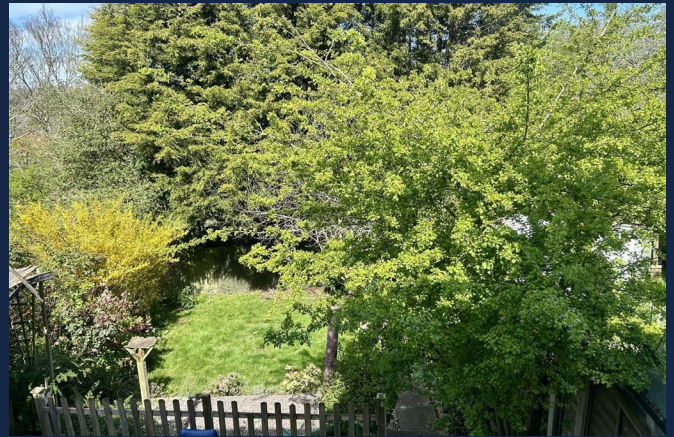
The property benefits from a convenient position, with a short distance to Halesowen, easy access to major motorway links, and Old Hill train station nearby, providing good transport connections for commuters.

Externally, there is a driveway to the front with a pathway leading to the entrance and side access. Internally, the accommodation comprises an entrance hall, front-facing lounge, and a kitchen diner with useful under-stairs storage. To the first floor are two bedrooms and a family bathroom. The rear garden is tiered and includes a patio area, stone chippings, and a lawn.

This is a practical, well-located property suited to investors or buyers looking for a refurbishment project with strong potential. JH 08/04/2026 EPC=D







#### Approach

Via a concrete paved driveway with pathway to side access and double glazed obscured front door leading to entrance hall.

#### Entrance hall

Central heating radiator, stairs to first floor accommodation, door to reception room.

#### Reception room 12'9" x 13'1" min 14'5" max (3.9 x 4.0 min 4.4 max)

Bow window to front, central heating radiator, coving to ceiling, dado rail, feature fire and door into kitchen diner.

#### Kitchen diner 17'4" x 8'6" (5.3 x 2.6)

Three double glazed windows to rear, central heating radiator, wall and base units with roll top surface over, splashback tiling to walls, sink with mixer tap and drainer, space for washing machine, integrated oven, gas hob, extractor, space for fridge freezer, double glazed obscure door to side and door into under stairs storage.

#### First floor landing

Double glazed obscured window to side, loft access and doors into two bedrooms and bathroom.

#### Bedroom one 13'1" min 14'5" max x 10'2" (4.0 min 4.4 max x 3.1)

Double glazed window to front, central heating radiator, coving to ceiling, fitted storage cupboard, door into walk in wardrobe with window and housing central heating boiler.

Bedroom two 11'1" x 9'6" max 8'2" min (3.4 x 2.9 max 2.5 min)

Double glazed window to rear, central heating radiator.

#### Bathroom

Double glazed obscured window to rear, central heating radiator, coving to ceiling, pedestal wash hand basin, w.c., bath and shower.

#### Rear garden

The garden is over three tiers with top tier having block paved patio, slabbed steps down to stone chipping and lawned area.

#### 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 A

#### 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.

#### 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.

#### Auction

This property is for sale by the Modern Method of Auction which is not to be confused with traditional auction. The Modern Method of Auction is a flexible buyer friendly method of purchase. We do not require the purchaser to exchange contracts immediately, however from the date the Draft Contract is received by the buyers solicitor, the buyer is given 56 days in which to complete the transaction, with the aim being to exchange contracts within the first 28 days. Allowing the additional time to exchange on the property means interested parties can proceed with traditional residential finance. which secures the transaction and takes the property off the market. Fees paid to the Auctioneer may be considered as part of the chargeable consideration for the property and be included in the calculation for stamp duty liability. Further clarification on this must be sought from your legal representative. The buyer will be required to sign an Acknowledgement of Reservation form to confirm acceptance of terms prior to solicitors being instructed. Copies of the Reservation form and all terms and conditions can be found in the Buyer Information Pack which can be downloaded for free from the auction section of our website or requested from our Auction Department. Please note this property is subject to an undisclosed reserve price which is generally no more than 10% in excess of the Starting Bid, both the Starting Bid and reserve price can be subject to change. Terms and conditions apply to the Modern Method of Auction, which is operated by West Midlands Property Auction powered by IAM Sold. Upon close of a

successful auction or if the vendor accepts an offer during the auction, the buyer will be required to make payment of a non-refundable Reservation Fee of 4.5% to a minimum of £6,600.00 including VAT 4.5% of the final agreed sale price including VAT. This is subject to a minimum payment of £6,600.00 including VAT. which secures the transaction and takes the property off the market. Fees paid to the Auctioneer may be considered as part of the chargeable consideration for the property and be included in the calculation for stamp duty liability. Further clarification on this must be sought from your legal representative. The buyer will be required to sign an Acknowledgement of Reservation form to confirm acceptance of terms prior to solicitors being instructed. Copies of the Reservation form and all terms and conditions can be found in the Buyer Information Pack which can be downloaded for free from the auction section of our website or requested from our Auction Department. Please note this property is subject to an undisclosed reserve price which is generally no more than 10% in excess of the Starting Bid, both the Starting Bid and reserve price can be subject to change. Terms and conditions apply to the Modern Method of Auction, which is operated by West Midlands Property Auction powered by IAM Sold.

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