

# Grove.

FIND YOUR HOME



182 Cradley Road  
Dudley,  
West Midlands  
DY2 9TE

Offers Over £260,000



This detached bungalow in Netherton occupies a pleasant position within a well-connected and convenient area. With Asda and local bus links all within walking distance, the property is particularly well suited to those looking to downsize or enjoy retirement living with everyday amenities close at hand.

The property itself benefits from a driveway and lean-to garage, providing useful off-road parking. Internally, an entrance hall gives access to the main reception room, fitted kitchen, bathroom and two bedrooms, one of which is currently utilised as an additional reception room, offering excellent versatility depending on your needs. The main reception room connects to a conservatory via sliding doors, creating a bright and flexible living space. The kitchen is well arranged, complete with a pantry and internal access to the garage for added practicality. Outside, the rear garden features a slabbed patio area, lawn and established hedging, offering a pleasant and private outdoor setting.

Altogether, this bungalow presents a fantastic opportunity for those seeking single-storey living within easy reach of amenities in the wider Dudley area. With its appealing layout and prime location, it is a must-see for prospective buyers or investors looking to add value. JH 17/02/2026 EPC=D







#### Approach

The property is approached via a block paved driveway with a lawn and a range of shrubs leading to the front door.

#### Entrance hall

The front door opens into the entrance hall, which has loft access, a central heating radiator, a cupboard housing the meters, and doors leading to two reception rooms, the kitchen, the bedroom and the bathroom.

#### Front reception room 11'9" x 14'5" (3.6 x 4.4)

The front reception room has a double glazed bay window to the front, a central heating radiator, ceiling coving, and a fireplace with surround

#### Rear reception room 11'9" x 12'9" (3.6 x 3.9)

The rear reception room has double glazed sliding patio doors to the conservatory, a central heating radiator, ceiling coving, and a fireplace with surround.

#### Conservatory 9'6" x 7'10" (2.9 x 2.4)

The conservatory has double glazed French doors to the rear, double glazed windows to the sides and rear, and an electric storage heater.







#### Kitchen 9'10" x 11'5" (3.0 x 3.5)

The kitchen has a double glazed window to the rear, a central heating radiator, and fitted wall and base units with roll top work surfaces and splashbacks. There is an oven with hob and extractor over, a one and a half bowl sink with mixer tap and drainer, and space for a washing machine. A door leads to the pantry and a further door leads to the garage.

#### Pantry

The pantry has an obscure window to the side.

#### Bedroom 10'9" x 11'5" (3.3 x 3.5)

The bedroom has a double glazed bay window to the front, a central heating radiator, and fitted wardrobes.

#### Bathroom

The bathroom has an obscured window to the garage, a corner shower, bath with electric shower over, a pedestal wash hand basin, a low level flush w.c. and a central heating radiator.

#### Garage 20'4" x 9'2" (6.2 x 2.8)

The garage has double opening doors to the front and a rear access door to the garden. It includes a store and a further store housing the boiler. There are obscure windows to the bathroom and pantry.

#### Garden

The garden has a slabbed patio, a lawn, and a range of hedges.

#### 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.

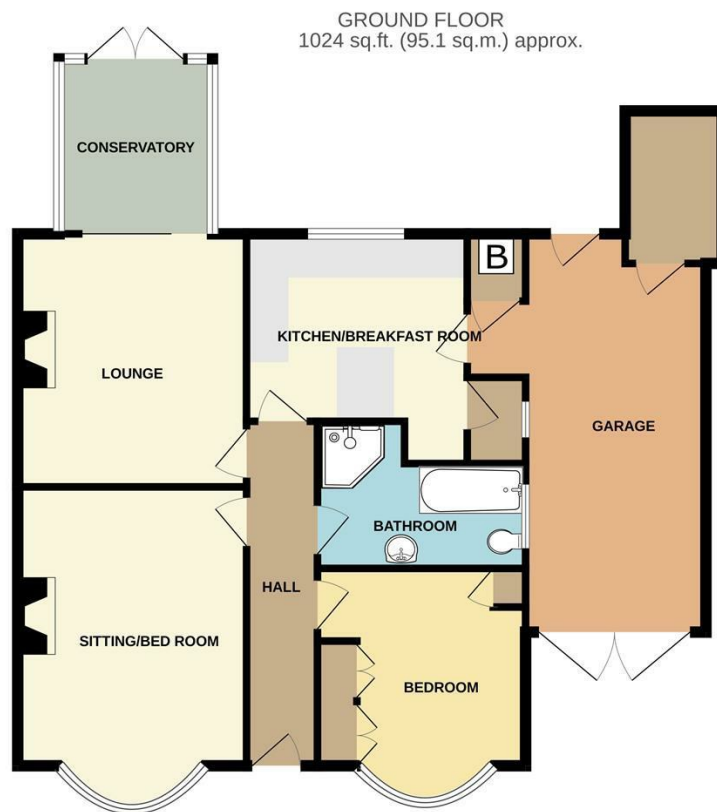
### Referral Fees

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.



GROUND FLOOR  
1024 sq.ft. (95.1 sq.m.) approx.

TOTAL FLOOR AREA : 1024 sq.ft. (95.1 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.  
Made with Metropix ©2025

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.