

# Grove.

FIND YOUR HOME



5 Forest Drive  
Cradley Heath,  
West Midlands  
B64 5LW

Offers In The Region Of £335,000



A truly impressive and well appointed 4 bed detached family home. Located on a quiet cul de sac. Forest Drive benefits from being well placed for popular local schools, good transport links, train station access, and near to an abundance of local shops and amenities.

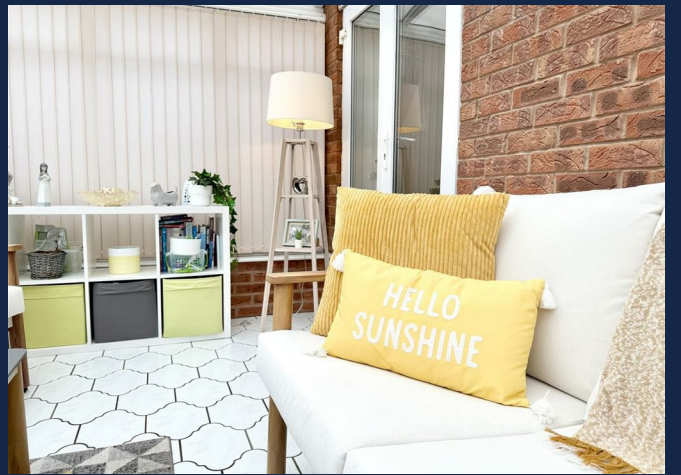
The layout in brief comprises of Entrance hall, generous lounge opening through to dining area, a modern and well presented conservatory, kitchen which flows through to utility room, and a ground floor WC. Heading upstairs is a pleasant landing with loft access and airing cupboard, a main bedroom with shower facilities, 2 further double bedrooms, a generous 4th bedroom, and the house bathroom.

Externally this lovely home offers ample off road parking via the block paved driveway, a side access gate and garage. At the rear of the property is a low maintenance garden with multiple seating areas ideal for enjoy the sun through the afternoon. AF 20/1/26 V2 EPC-C













#### Approach

Via block paved driveway providing parking for numerous vehicles, side gate access to rear garden, access to garage.

#### Entrance hall

Composite front door into hallway, ceiling light point, central heating radiator, wood effect laminate flooring.

#### Lounge 13'5" x 15'5" into bay (4.1 x 4.7 into bay)

Double glazed bay window to front, ceiling light point, coving to ceiling, two central heating radiators, opens through to dining area.

#### Dining area 7'6" x 9'6" (2.3 x 2.9)

Double glazed patio door to conservatory, ceiling light point, coving to ceiling, central heating radiator, wood effect laminate flooring.

#### Kitchen 9'6" x 9'2" (2.9 x 2.8)

Double glazed windows overlooking the conservatory, ceiling light point, wall and base units, quartz work top, stainless steel sink and drainer, built in dishwasher, induction hob, oven, extractor, splashback tiling, built in fridge, tiled flooring.













#### Utility

Tiled flooring, double glazed door to side, ceiling light point, extractor, wall mounted units, work top, central heating radiator.

#### Ground floor w.c.

Double glazed obscured window to rear, ceiling light point, low level flush w.c., vanity unit with wash hand basin, tiled splashback, central heating towel radiator, tiled flooring.

#### Conservatory 14'9" x 9'10" (4.5 x 3.0)

Double glazed windows to surround, ceiling light point, tiled flooring, patio door to rear garden.

#### First floor landing

Ceiling light point, loft access hatch, airing cupboard, doors to:

#### Bedroom one 10'2" x 13'5" (3.1 x 4.1)

Double glazed window to front, ceiling light point, storage cupboards, central heating radiator, access to shower area.

#### Shower area

Double glazed window to front, ceiling light point, extractor, tiled shower cubicle, vanity unit with wash hand basin, tiled splashbacks and wood effect vinyl flooring.

#### Bedroom two 8'10" x 11'9" (2.7 x 3.6)

Double glazed window to front, ceiling light point, central heating radiator, wood effect laminate flooring.

#### Bedroom three 8'10" max x 11'1" into wardrobe (2.7 max x 3.4 into wardrobe)

Double glazed window to rear, ceiling light point, central heating radiator, built in wardrobe.

#### Bedroom four 9'6" x 6'10" (2.9 x 2.1)

Double glazed window to rear, ceiling light point, central heating radiator, wood effect laminate flooring.

#### House bathroom

Double glazed obscured window to rear, ceiling spotlights, half tiled walls, bath with shower over, low level w.c., wash hand basin, vinyl flooring.



GROUND FLOOR



1ST FLOOR



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.  
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Low maintenance rear garden  
Block paved footpath from the side gate, block paved patio area with slate borders, block paved step up to stone chipping area with stepping stones.

Garage 17'0" x 8'2" (5.2 x 2.5)  
Up and over door to front, electric and gas meter, central heating boiler and lighting.

#### 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 D

#### 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.

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