

# Grove.

FIND YOUR HOME



9 Bramble Close  
Cradley Heath,  
West Midlands  
B64 5QQ

Offers In The Region Of £290,000



On Bramble Close, Cradley Heath, this corner plot, semi-detached house presents a stylish, but cosy living space. The home is finished to a high standard, with Italian slate tiling complimenting the ground floor.

The approach offers textured concrete driveway with UV treated Astro turf lawn, electric vehicle charger, side access and garage. Inside is an entrance porch with access into the utility and reception room. The utility was originally a downstairs W.C. and still offers the plumbing. The living area is open with access into the orangery, which boasts electric underfloor heating and bifold style doors to the easily maintained garden. The kitchen is fitted and overlooks the garden. Upstairs are three bedrooms and a family bathroom. Throughout much of the property, Smart LED Philips Hue bulbs have been installed, offering intelligent lighting solutions to suit your mood and enhance energy efficiency.

In summary, this semi-detached house on Bramble Close is a wonderful opportunity for anyone looking to settle in Cradley Heath. With its spacious bedrooms, inviting reception area, and ample parking, it is sure to meet the needs of modern living. JH 8/1/2026 V2 EPC=C







#### Approach

Via a textured concrete driveway with access to garage, electric charger, astro turf, slabbed pathway leading to double glazed stained glass obscured front door giving access to entrance hall.

#### Entrance hall

Coving to ceiling, door into utility, door to open plan living area.

#### Utility 2'11" x 7'10" (0.9 x 2.4)

Having plumbing for w.c., central heating radiator and space for washing machine.

#### Open plan living area 11'5" x 20'11" (3.5 x 6.4)

Double glazed bow window to front, central heating radiator, vertical central heating radiator, coving to ceiling, feature gas fire with surround, under stairs stores, inset ceiling light points, stairs to first floor accommodation, doorway into kitchen and entrance into the orangery.

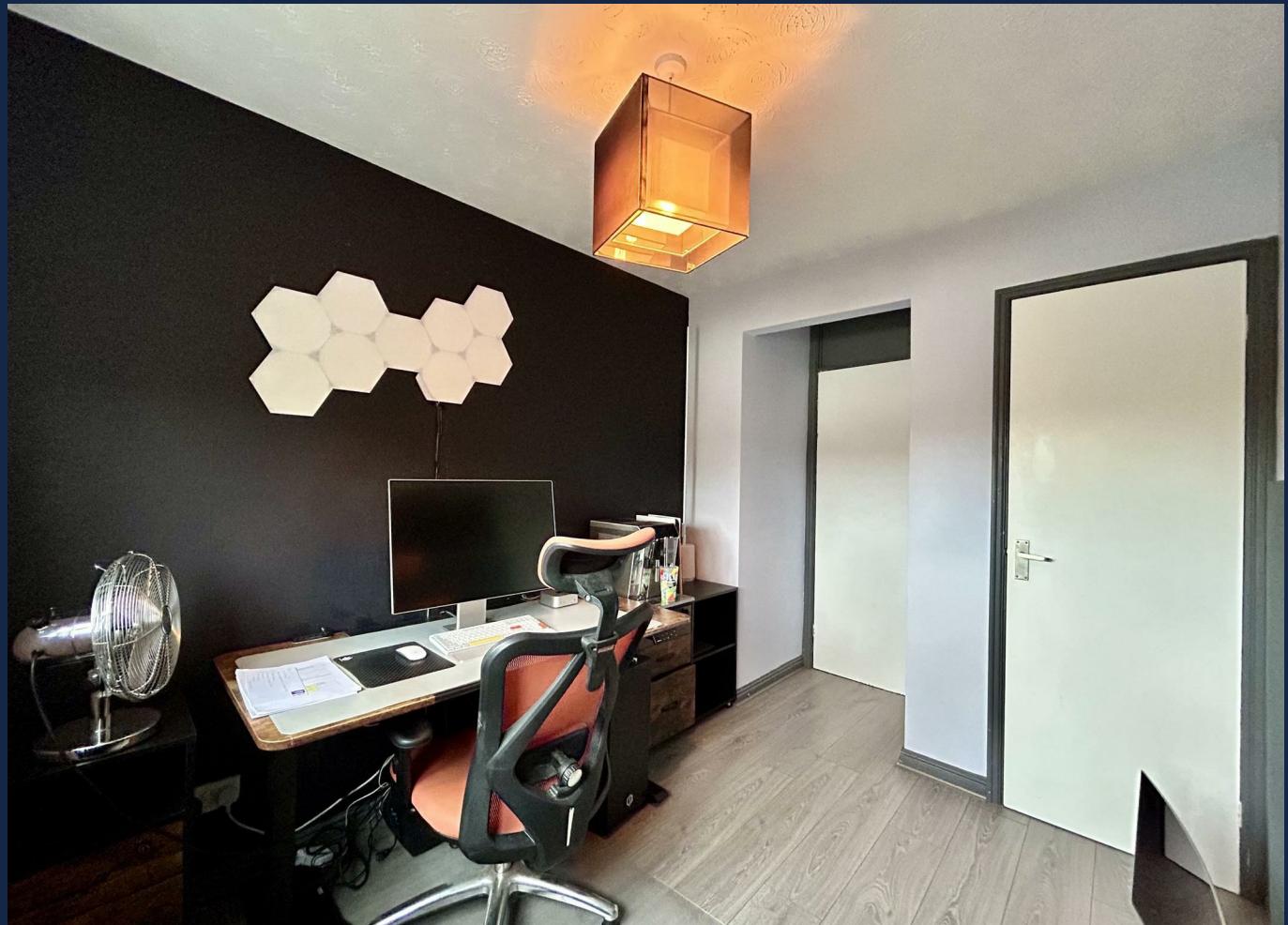
#### Orangery 8'2" x 14'9" (2.5 x 4.5)

Double glazed bifold doors to rear garden, glass roof, inset ceiling light points, electric under floor heating.

#### Rear garden

Side access to the front, two tiers being slabbed with stone chipping borders, three double electrical socket points, outdoor lighting, four cctv cameras and outdoor tap.











#### Kitchen 7'6" x 8'2" (2.3 x 2.5)

Double glazed window to rear, central heating radiator, wood effect wall and base units, roll top surface over, splashbacks, one and a half bowl sink with mixer tap and drainer, integrated oven, induction hob, extractor, integrated fridge.

#### First floor landing

Loft access, door to airing cupboard and doors into bedrooms and bathroom.

#### Bathroom

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

#### Bedroom one 8'2" x 10'2" (2.5 x 3.1)

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

#### Bedroom two 8'2" x 9'6" into wardrobe (2.5 x 2.9 into wardrobe)

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

#### Bedroom three 7'6" x 9'2" (2.3 x 2.8)

Double glazed window to rear, central heating radiator, fitted storage cupboard.

#### Garage 17'0" x 8'2" (5.2 x 2.5)

Up and over garage door, fuse box, central heating boiler.

#### 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.



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