

Grove.

FIND YOUR HOME



3 Orchard Way
Cradley Heath,
B64 6RX

Offers Over £100,000



On Orchard Way, Cradley Heath, this top floor maisonette offers a perfect opportunity for first time buyers or looking to downsize. Located in a peaceful neighbourhood, residents can enjoy the tranquillity of suburban life while still being within easy reach of local amenities, including shops, parks, and transport links.

The property comprises of a shared path to the approach with a private door to the entrance hall with stairs to the first floor. The maisonette itself offers a reception room, further hall, kitchen, bathroom and bedroom. The property throughout offers plenty of storage.

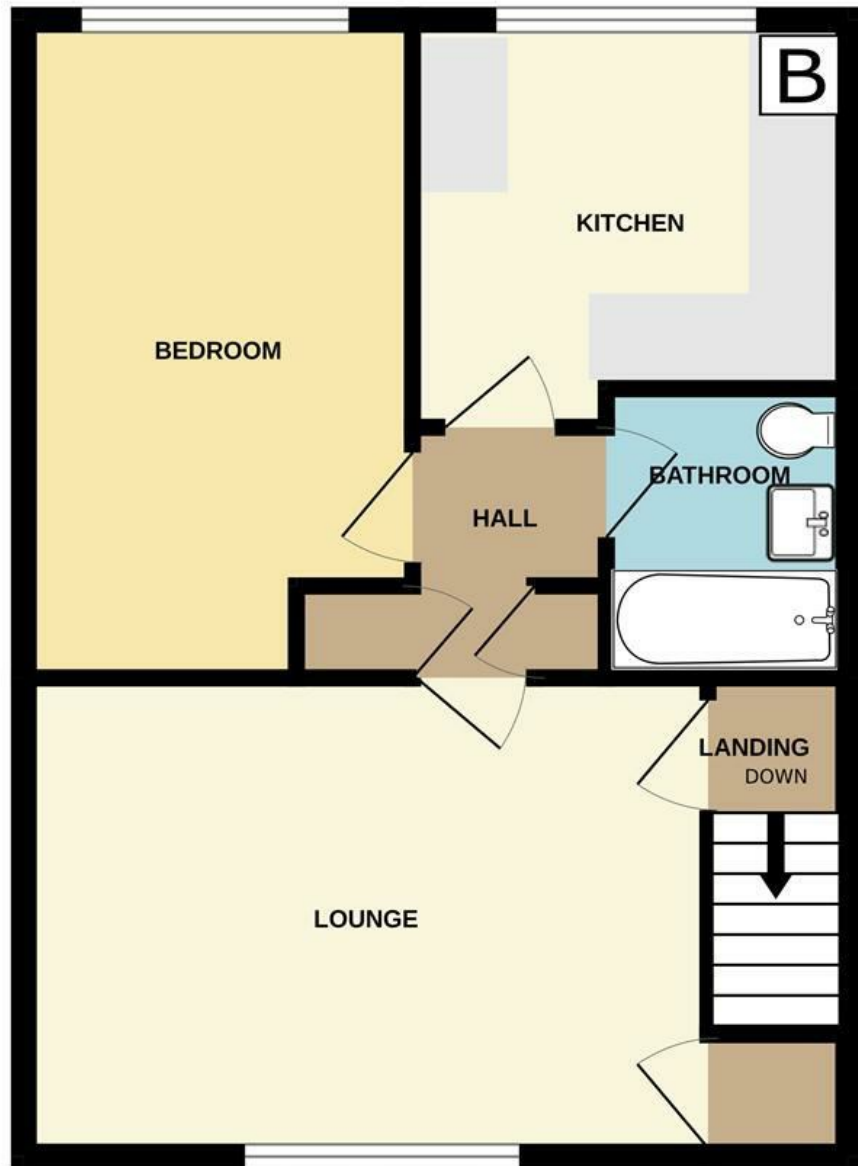
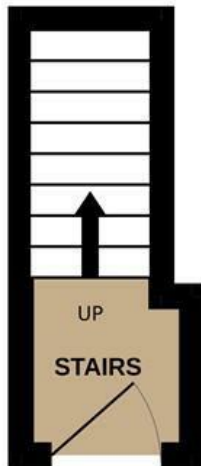
This property presents an excellent opportunity for those looking to enter the housing market or for investors seeking a rental property in a desirable location. With its appealing features and prime location, this apartment is sure to attract interest. Leasehold. JH
7/08/2025 V2 EPC=C





1ST FLOOR
485 sq.ft. (45.1 sq.m.) approx.

GROUND FLOOR
34 sq.ft. (3.2 sq.m.) approx.



TOTAL FLOOR AREA : 519 sq.ft. (48.2 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.

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Approach

Via tarmacadam pathway leading to double glazed obscured door leading to hall with stairs to first floor landing with panelling and double glazed door into reception room.

Reception room 15'8" x 10'9" (4.8 x 3.3)

Double glazed window to front, central heating radiator, coving to ceiling, fitted storage cupboard, door to hall.

Hall

Two storage cupboards, doors to bathroom, kitchen and bedroom.

Kitchen 7'10" x 9'6" (2.4 x 2.9)

Double glazed window to rear, central heating radiator, base units with wood effect surface over, sink with drainer, splashback tiling to walls, oven, gas hob, extractor over, central heating radiator, space for fridge freezer.

Bathroom

Loft access, bath with shower over, vanity style wash hand basin, w.c., central heating radiator with towel rail.

Bedroom 8'10" x 12'9" (2.7 x 3.9)

Double glazed window to rear, central heating radiator.

Tenure

Reference to the tenure of a property are based on information supplied by the seller. We are advised that the property is Leasehold, ground rent and other charges may be payable. A buyer is advised to obtain verification from their solicitor. We are advised that the length of the lease is 125 years from 1st April 2005. There is an annual service charge of £487.74 with an annual ground rent of £10.00

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.

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