

Grove.

FIND YOUR HOME



16 Manson Drive
Cradley Heath,
B64 6SD

Offers In The Region Of £210,000



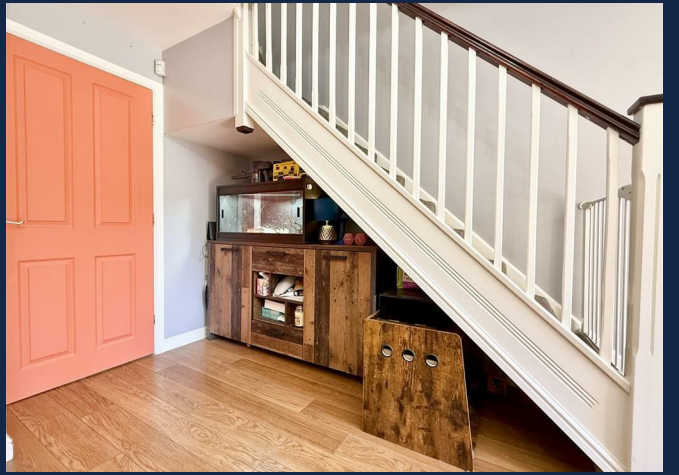
IDEAL FOR FIRST TIME BUYERS!! A truly well presented two bedroom End of Terrace property offering spacious living space. Manson Drive is a sought after location in Cradley Heath and finds itself well placed for popular local schools, good access to transport links and near to local shops and amenities.

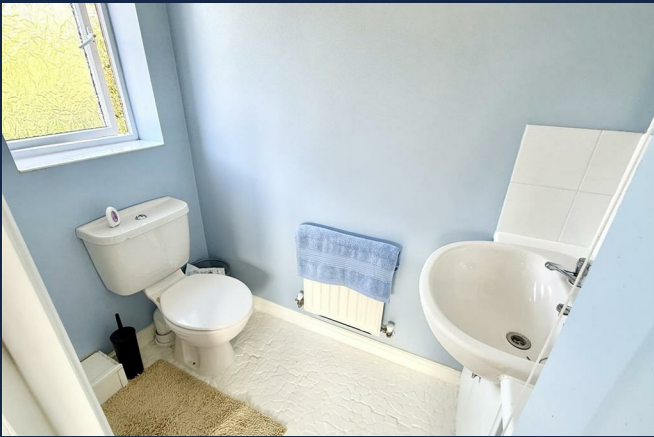
The layout in brief comprises of entrance hall, ground floor w.c., front facing kitchen and a spacious rear lounge/ dining area with patio door leading out to rear garden. Heading upstairs is a pleasant landing, generously proportioned main bedroom with en-suite bathroom and a second good sized double bedroom with en-suite shower room.

Externally the property offers off road parking via the tandem driveway and a rear access gate. At the rear of the property is a low maintenance garden with paved seating area to take advantage of the afternoon sun.

Property must be seen to be appreciated. AF 15/6/26 V1 EPC=C







Approach

Via tarmac driveway to side with tandem parking, gravelled frontage with paved footpath leading to front door with double glazed inserts giving access into entrance hall.

Entrance hall

Ceiling light point, wood effect laminate flooring, access to kitchen, downstairs w.c. and store cupboard.

Downstairs w.c.

Obscured double glazed window to front, ceiling light point, fuse board, low level flush w.c., wash hand basin with tiled splashback, central heating radiator, wood effect laminate flooring.

Kitchen 9'10" x 5'10" (3.0 x 1.8)

Double glazed window to front, extractor fan, range of wall and base units, wood effect work surface, four ring gas hob, electric oven, space for fridge freezer and washing machine, plinth heater, wood effect laminate flooring, stainless steel sink and drainer, tiled splashbacks.

Lounge diner 17'4" x 12'5" (5.3 x 3.8)

Double glazed patio door to rear, two ceiling light points, two central heating radiators, wood effect laminate flooring, space under stairs storage.

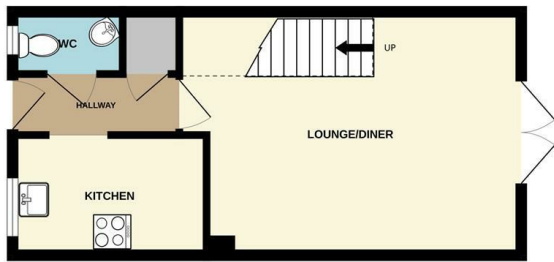
First floor landing

Loft access hatch, ceiling light point, access to bedrooms and bathroom.

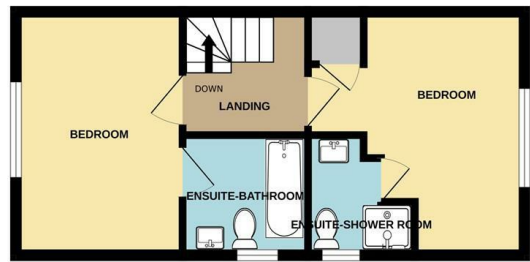




GROUND FLOOR



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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Bedroom one 9'2" x 12'5" (2.8 x 3.8)

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

En-suite bathroom

Double glazed obscured window to side, ceiling light point, extractor, bath with part tiled wall, low level w.c., wash hand basin with storage beneath, stone effect vinyl flooring, central heating radiator.

Bedroom two 8'2" x 10'9" (2.5 x 3.3)

Double glazed window to rear, ceiling light point, central heating radiator, wood effect laminate flooring, store cupboard housing water unit.

En-suite shower room

Double glazed obscured window to side, ceiling light point, extractor, shower cubicle with tiled walls, low level w.c., wash hand basin with vanity unit and tiled splashback, stone effect vinyl flooring, central heating radiator.

Rear garden

Side access to front, paved and gravelled area and lawn beyond.

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 B

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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