

# Grove.

FIND YOUR HOME



113 High Haden Road  
Cradley Heath,  
West Midlands  
B64 7PW

Offers In The Region Of £265,000



OFFERED WITH NO UPWARD CHAIN! On the popular High Haden Road in Cradley Heath, this detached house presents an excellent opportunity for families and individuals alike. Situated in a pleasant neighbourhood, this home benefits from a range of local amenities, including shops, schools, and parks, making it an ideal location for families. The surrounding area is known for its community and accessibility, providing easy transport links to nearby towns and cities.

The property comprises of a tarmacadam driveway with side access via a gate. The ground floor offers entrance hall, reception room, kitchen, utility, downstairs w.c., conservatory and under stairs storage/cellarette. Upstairs are three bedrooms and a family bathroom. The garden offers lawn, with an overgrown section beyond.

This property is a wonderful canvas for those looking to create their dream home in a sought-after location. With its combination of space, comfort, and a friendly community, this Semi-detached house on High Haden Road is not to be missed. JH 11/08/25 V3 EPC=D







#### Approach

Via stone chipping driveway with slabbed step to double glazed front door leading to:

#### Entrance porch

Double glazed window to side, double glazed obscured door to entrance hall.

#### Entrance hall

Cupboard housing fuse box, stairs to first floor accommodation, door into reception room.

Reception room 10'5" min 13'9" max x 13'9" min 15'1" max (3.2 min 4.2 max x 4.2 min 4.6 max)

Double glazed bay window to front, two central heating radiators, feature fireplace and door into kitchen.

Kitchen 12'5" x 10'9" (3.8 x 3.3)

Double glazed window into conservatory, double glazed obscured door into conservatory, central heating radiator, matching wall and base units with integrated oven, gas hob, extractor, space for under counter fridge, sink with mixer tap and drainer, splashback tiling to walls, door to utility and under stairs storage/cellarette.

#### Cellarette

Double glazed obscured window to side with steps down.

#### Downstairs w.c.

Double glazed obscured window to rear, wash hand basin, low level flush w.c.





Utility 5'6" x 4'3" (1.7 x 1.3)

Space for fridge freezer, space for washing machine, central heating radiator, door into downstairs w.c.

Conservatory 14'1" x 17'8" (4.3 x 5.4)

Double glazed double opening doors to rear, double glazed windows to surround, central heating radiator, double glazed door to the side.

First floor landing

Double glazed window to side, central heating radiator, doors leading to three bedrooms and family bathroom.

Bedroom one 9'10" x 10'9" (3.0 x 3.3)

Double glazed window to front, central heating radiator.

Bedroom two 10'2" x 10'2" (3.1 x 3.1)

Double glazed window to rear, central heating radiator, cupboard housing combination central heating boiler.

Bedroom three 7'6" x 7'10" (2.3 x 2.4)

Double glazed window to rear, central heating radiator, loft access.

Family bathroom

Double glazed obscured window to front, central heating radiator, complementary tiling to walls, corner shower with monsoon head over, vanity style wash hand basin with mixer tap, low level flush w.c.

Rear garden

Slabbed patio area with steps down to the lawn area, slabbed pathway to rear, further fenced off garden to rear.

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 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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