

Grove.

FIND YOUR HOME



34 St Brades Close
Tividale,
West Midlands
B69 1NX

Offers In The Region Of £280,000



On St Brades Close in Tividale, this detached three-bedroom home presents an excellent opportunity for families and individuals alike. Set within a well-established neighbourhood, the property is conveniently located close to local amenities, reputable schools and nearby parks, making it an ideal choice for those seeking a balanced lifestyle.

To the front, the property benefits from a driveway providing off-road parking for multiple vehicles. Access into the home is available via either the porch or the conservatory. Internally, the property comprises an entrance hall leading into a comfortable lounge. To the rear, the kitchen-diner features a fitted kitchen and useful under stairs storage, with direct access into the conservatory, perfect for additional living or entertaining space. Upstairs, the property offers three well-proportioned bedrooms and a family bathroom.

Whether you are looking to settle down or invest, this charming home in Tividale is sure to meet your needs. Don't miss the opportunity to make it your own. JH 14/04/2026 EPC=C







Approach

Via tarmacadam driveway with front door leading to entrance porch.

Entrance porch

Double glazed windows to either side, obscured door into entrance hall.

Entrance hall

Central heating radiator, stairs to first floor accommodation, door into the lounge.

Lounge 11'5" x 14'5" (3.5 x 4.4)

Double glazed bow window to front, central heating radiator, coving to ceiling, feature gas fire with surround, door into kitchen diner.

Kitchen diner 14'9" x 9'10" (4.5 x 3.0)

Double glazed French doors to rear garden, double glazed window to rear, central heating radiator, door to under stairs storage housing fuse box, wall and base units with work surface over, splashback tiling to walls, space for dishwasher, space for washing machine and half height fridge, integrated oven and grill, gas hob with extractor over, one and a half bowl sink with mixer tap and drainer, stable door into the conservatory.

Conservatory 6'10" x 10'9" (2.1 x 3.3)

Double glazed door to front, double glazed sliding patio door to rear, double glazed windows to surround with part obscured windows to one side.





First floor landing

Double glazed obscured window to side, loft access with ladder and housing central heating boiler, doors into airing cupboard, three bedrooms and family bathroom.

Bedroom one 6'10" x 7'6" (2.1 x 2.3)

Two double glazed windows to front, central heating radiator, fitted wardrobes with sliding doors, cupboard over stair bulk head.

Bedroom two 12'1" x 8'6" (3.7 x 2.6)

Double glazed window to rear, central heating radiator.

Bedroom three 6'10" x 9'2" (2.1 x 2.8)

Double glazed window to rear, central heating radiator.

Bathroom

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

Rear garden

Slabbed patio area with stepping stones through the lawn, feature pond, greenhouse and shed, the garden is bordered by fencing.

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.

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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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