

# Grove.

FIND YOUR HOME



74 Cavalier Drive  
Halesowen,  
West Midlands  
B63 4SQ

Offers Over £145,000

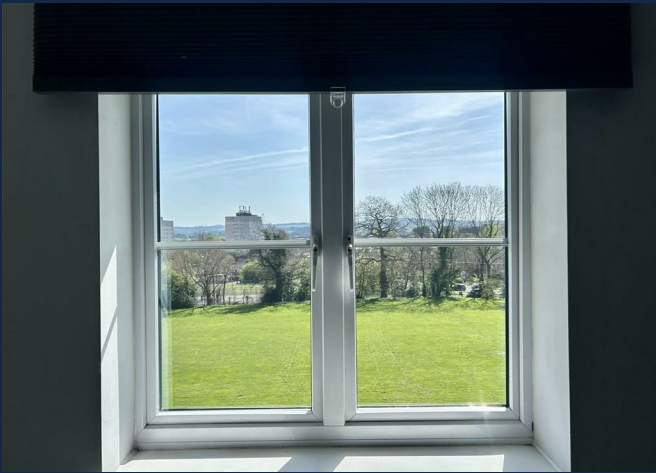


This charming top-floor apartment enjoys panoramic views and is ideally situated within a popular cul-de-sac on Cavalier Drive, in the highly desirable area of Halesowen. The property offers a well-proportioned reception room, providing a comfortable space for both relaxing and entertaining. With two generously sized bedrooms, it is perfectly suited to first-time buyers or landlords seeking an attractive rental opportunity.

Accessed via a secure intercom system, the apartment comprises an entrance hall with built-in storage, a fitted kitchen, a bright and spacious lounge with access to a private balcony, a bathroom, and two bedrooms, one of which also benefits from direct balcony access. The balcony itself offers far-reaching views across local green spaces, creating a peaceful and scenic setting. Additional features include an allocated parking space, along with visitor parking for added convenience.

This delightful apartment presents an excellent opportunity to enjoy a vibrant and welcoming neighbourhood. Whether you are looking to take your first step onto the property ladder or expand your investment portfolio, this property on Cavalier Drive is not to be missed. JH 09/04/2026 EPC=D







#### Approach

Via a communal hallway to the top floor and entre the private entrance hall.

#### Entrance hall

Electric heater, loft access, doors into storage cupboard housing the fuse box, kitchen, lounge, bathroom and two bedrooms.

#### Lounge 14'9" x 11'9" (4.5 x 3.6)

Double glazed window to the front, double glazed door to balcony, fire and surround, electric heater.

#### Kitchen 6'2" x 9'10" (1.9 x 3.0)

Double glazed window to rear, wall and base units with roll top surface over and splashback tiling to walls, oven, hob, extractor, space for washing machine, space for fridge freezer, sink with drainer and mixer tap.

#### Bathroom

Double glazed obscured window to rear, pedestal wash hand basin, low level flush w.c., bath with shower over.

#### Bedroom one 10'9" x 10'2" (3.3 x 3.1)

Double glazed patio door to balcony, electric heater.

#### Bedroom two 6'10" x 10'2" (2.1 x 3.1)

Double glazed window to rear, electric heater and door to storage cupboard housing water tank.



### Balcony

The balcony has been astro turfed and has far reaching views over the local neighbourhood.

### 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 lease is 155 years from 1st May 2004. Ground rent and service charges are to be confirmed.

### 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 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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