

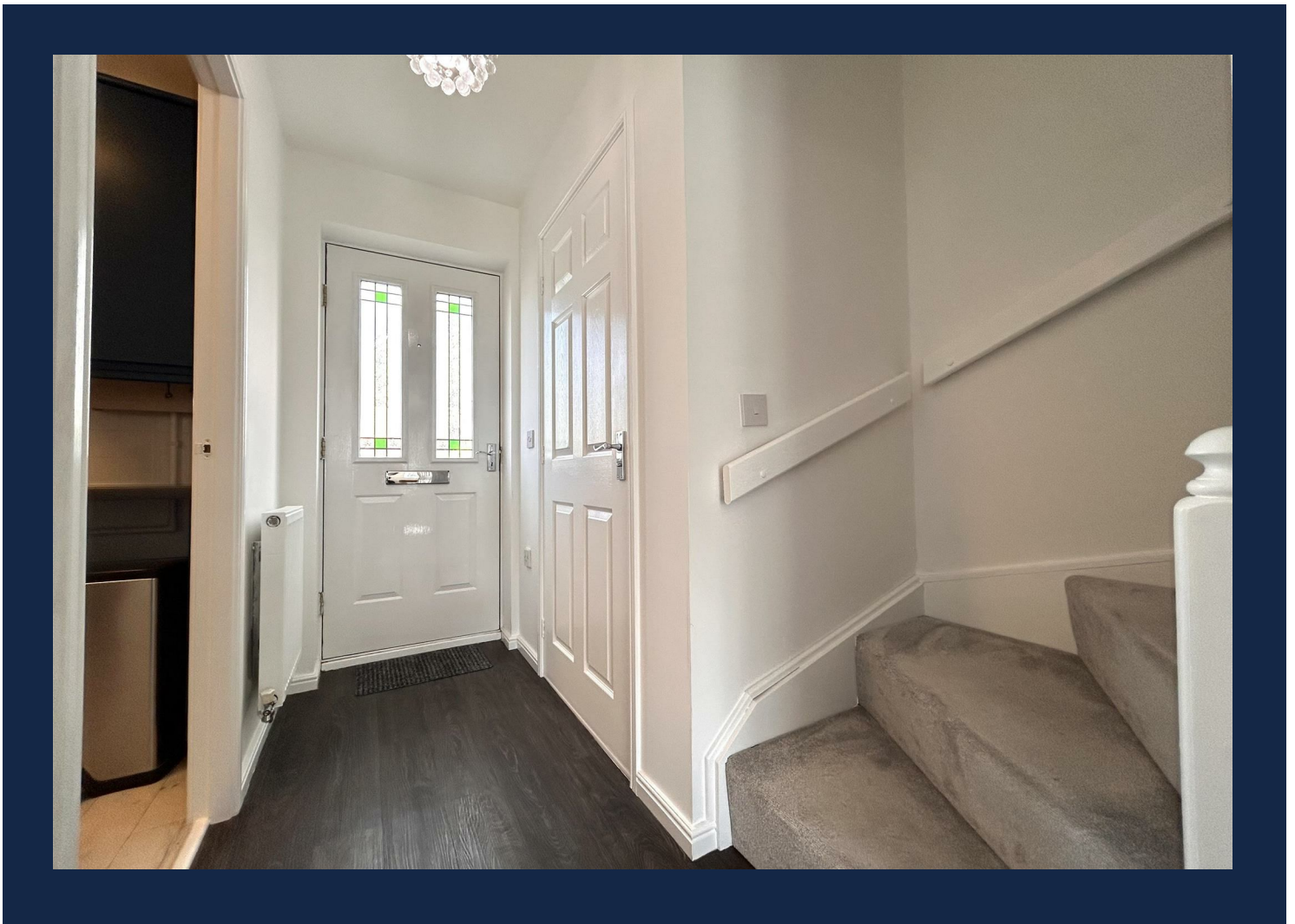
Grove.

FIND YOUR HOME



2 Wycherley Way
Cradley Heath,
West Midlands
B64 6DA

Offers In The Region Of £220,000



Situated in a popular residential location within Cradley Heath, this well presented two bedroom property at 2 Wycherley Way offers comfortable and practical living accommodation, ideal for first time buyers, small families, or investors alike being offered with no upward chain.

The property benefits from off road parking, a garage, and a private rear garden, providing excellent outdoor space and convenience. Internally, the accommodation briefly comprises an entrance hall, fitted kitchen, spacious lounge diner, and a downstairs W.C. To the first floor are two bedrooms and a family bathroom.

This attractive home is conveniently located for local amenities, schools, and transport links, making it a great opportunity for a range of buyers. JE V2 19/05/2026







Approach

Via tarmac driveway, lawn and pathway to front door leading to entrance hall.

Entrance hall

Doors to kitchen, downstairs w.c., lounge and stairs to first floor accommodation, central heating radiator.

Kitchen 8'6" x 6'10" (2.6 x 2.1)

Double glazed window to front, range of matching wall and base units, complementary roll top surface over, integrated four ring gas hob, electric oven, extractor fan, stainless steel sink with drainer and mixer tap, plumbing for washing machine, space for fridge freeze.

Lounge diner 16'0" x 13'5" max 10'5" min (4.9 x 4.1 max 3.2 min)

Double glazed patio door to rear, double glazed window to rear, door to under stairs storage cupboard, central heating radiator.

Downstairs w.c.

Double glazed obscured window to front, central heating radiator, low level flush w.c., wash hand basin, tiled splashbacks.

First floor landing

Access to loft and doors radiating to:







Bedroom one 13'5" max 11'5" min x 9'6" max 8'10" min (4.1 max 3.5 min x 2.9 max 2.7 min)
Two double glazed windows to rear, two central heating radiators, double doors to built in wardrobe.

Bedroom two 13'5" max 10'5" min x 10'9" max 8'2" min (4.1 max 3.2 min x 3.3 max 2.5 min)
Two double glazed windows to front, two central heating radiators, double doors to built in wardrobe.

Bathroom

Double glazed obscured window to side, central heating radiator, panelled bath with shower over, tiled splashback.

Garage

Up and over door, electrics, lighting, pedestrian door to garden.

Rear garden

Having fence panel boundaries, slabbed patio area, lawn and plant bed borders.

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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