

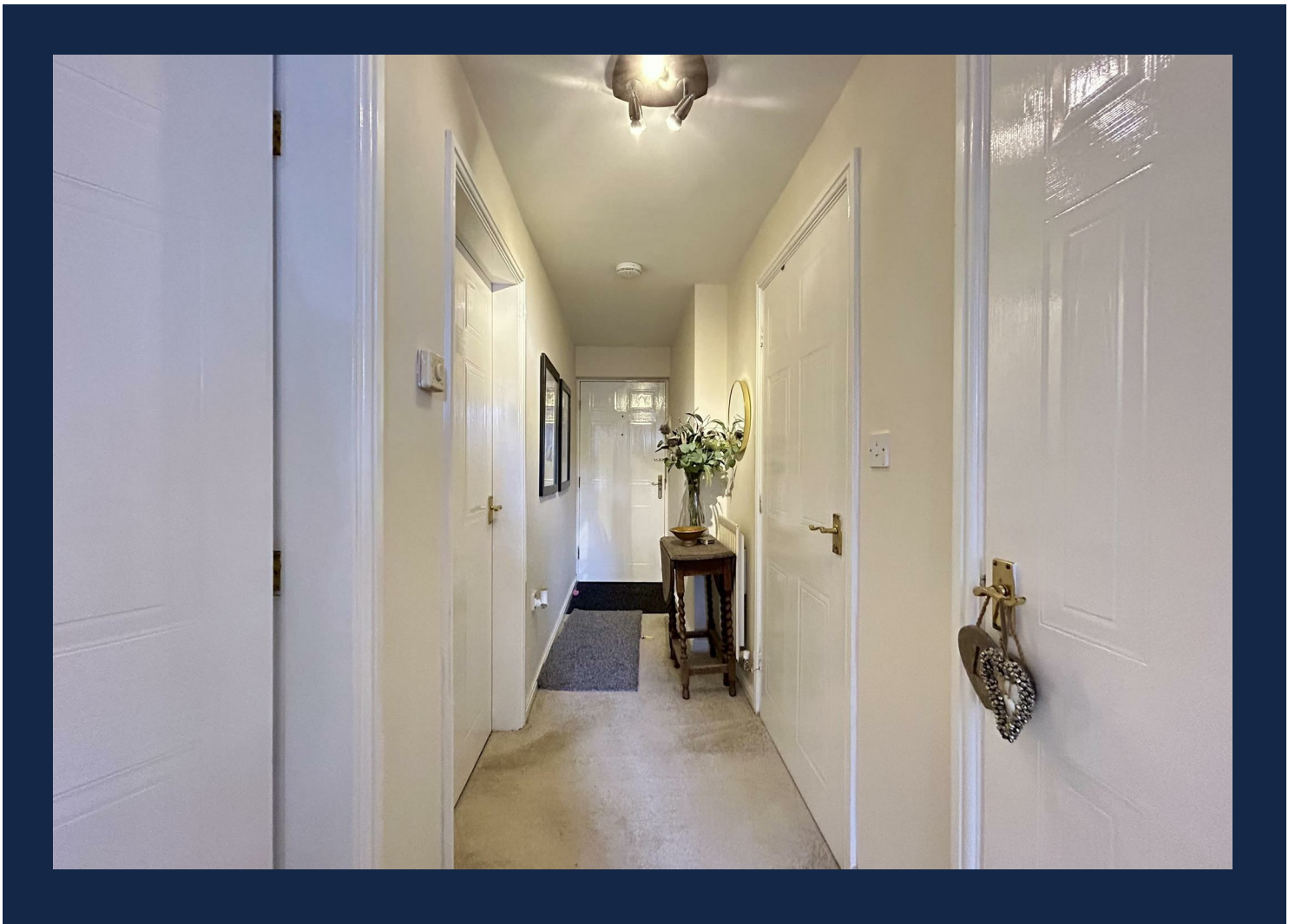
# Grove.

FIND YOUR HOME



24 Luanne Close  
Cradley Heath,  
B64 6SH

£120,000



Situated on Luanne Close in the heart of Cradley Heath, this well presented ground floor apartment enjoys attractive canal side views, offering two bedrooms and a modern, stylish interior.

Ideally located, the property provides easy access to a range of local amenities, including shops, schools, and parks, making it perfect for convenient everyday living. Cradley Heath is also well regarded for its strong community feel and excellent transport links, ensuring straightforward commutes to nearby towns and cities.

The property benefits from an allocated parking space, along with additional visitor parking. Internally, the apartment features an entrance hall with built-in storage, a bright lounge with canal views and access to a private balcony, and a fitted kitchen. The bedrooms enjoys direct access to the balcony via sliding doors, along with a well-appointed family bathroom.

Offering comfortable, modern living in a desirable location, this apartment is ideal for first-time buyers, downsizers or investors alike. Don't miss the opportunity to make this lovely home your own. JH 18/05/2026 EPC=C







#### Approach

Via a telecom intercom system into the communal entrance hall and a private door into entrance hall.

#### Entrance hall

Central heating radiator, doors into lounge, kitchen, bedroom, bathroom and airing cupboard.

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

Double glazed window and double glazed door to balcony, central heating radiator, feature fireplace.

#### Kitchen 7'10" x 10'2" (2.4 x 3.1)

Double glazed window, central heating radiator, wall and base units with roll top surface over, splashback tiling to the walls, integrated oven with gas hob over, integrated washing machine, space for under counter fridge, door into the storage cupboard housing central heating boiler.

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

Double glazed window and sliding door into the balcony, central heating radiator.

#### Balcony

Having tiled flooring and metal railings with a view over the neighbouring district and canal.

#### Bathroom

Double glazed obscured window, vertical central heating towel rail, vanity style wash hand basin with mixer tap, low level flush w.c. and a bath with shower over.



Whilst every attempt has been made to ensure the accuracy of the floor plan 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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## 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. The length of lease is 155 years from 25th December 2002. There is a ground rent of £100.00 per annum and a service charge of £1839.78 per annum.

## Council Tax Banding

Tax Band is A

## 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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