

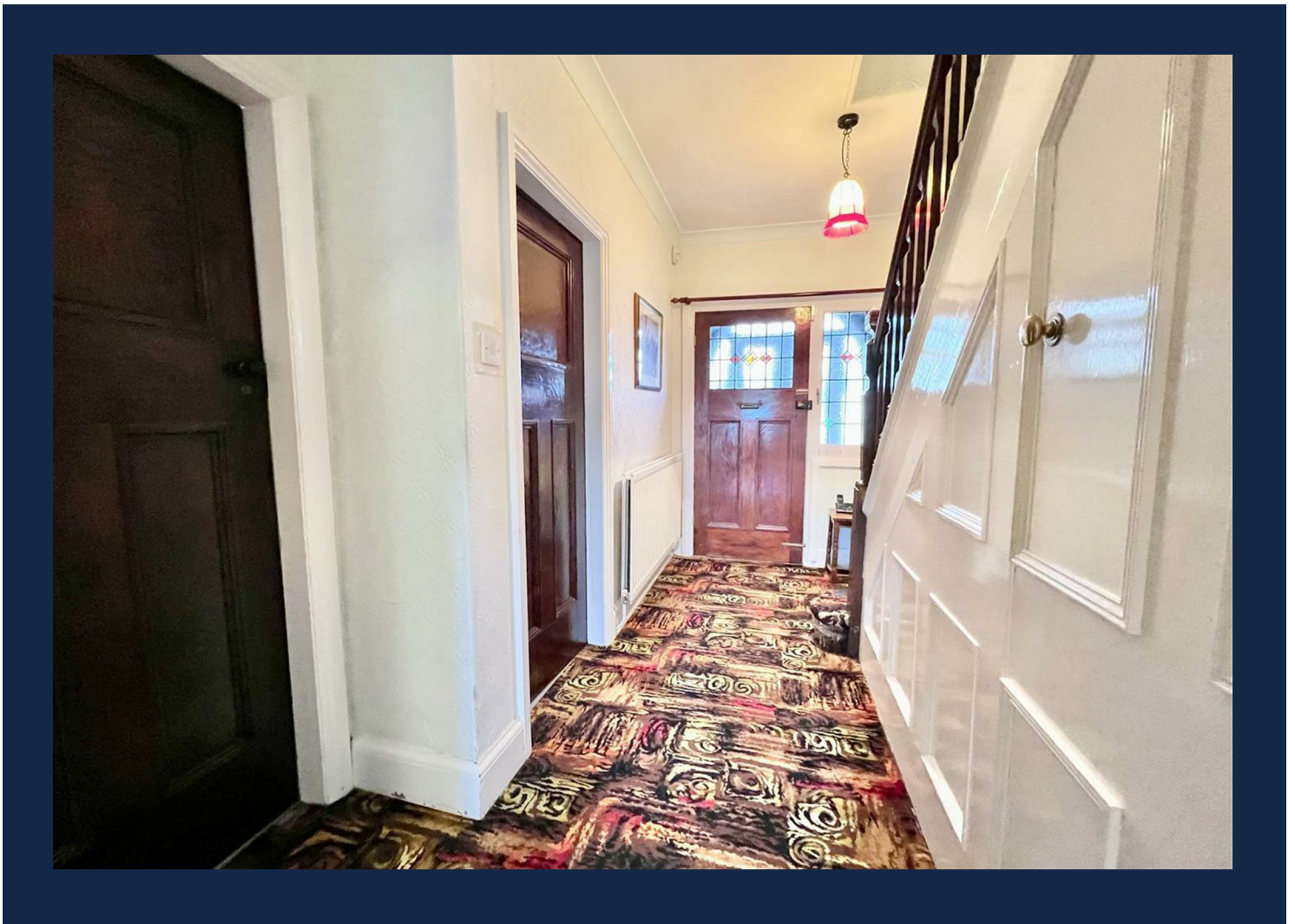
Grove.

FIND YOUR HOME



10 Sydney Road
Cradley Heath,
West Midlands
B64 5BA

Offers In The Region Of £300,000



Offered for sale with No Onward Chain! This is a truly impressive family home with character features is a great opportunity for a family to come in and add their own personal touches. Sydney Road is ideally placed for access to popular local schools, good transport links and near to an abundance of local shops off and amenities.

The layout in brief comprises of entrance porch, hallway with the original stained glass front door and window and under stair pantry, a front reception room currently used as a dining room, a rear facing lounge, and a modern kitchen/ diner with patio door leading out to rear. Heading upstairs is a gallery style landing, a spacious double main bedroom to front, a second good sized double bedroom, a third bedroom and the house bathroom.

Externally the property offers off road parking to both the front and rear, with a side access gate lead over a block paved path to the rear garden. At the rear is a truly impressive, mature, large garden with paved seating near to property, a brick out building offering future potential, and a large slabbed area with raised beds that also offers space for additional parking through the double gates. AF 13/2/25 V3 EPC=E







Approach

Via tarmac driveway with additional parking to rear, front flower bed behind low level brick wall, two security pillars, access to double glazed door with feature stain glass insert leading to porch.

Porch

Ceiling light, tiled flooring, storage box, wooden door into:

Entrance hall

Ceiling light point, decorative coving to ceiling, central heating radiator, stairs to first floor accommodation, storage cupboard under stairs.

Front reception room 12'6" x 10'10" min 13'1" max (3.8 x 3.3 min 4.0 max)

Double glazed bay window to front, central heating radiator, ceiling light point, decorative coving, feature art deco fireplace with updated gas fire.

Rear lounge 10'10" x 12'6" (3.3 x 3.8)

Double glazed patio door to side with double glazed units to side and above, ceiling light point, decorative coving, feature fireplace, gas fire with tiled hearth, central heating radiator.











Kitchen diner 8'2" max 7'10" min x 15'1" (2.5 max 2.4 min x 4.6)

Double glazed window to rear, double glazed door to rear, two double glazed windows to side, two ceiling light points, range of wall and base units with stone effect work top, four ring gas burner and extractor, oven, stainless steel one and a half bowl sink and drainer, built in washing machine, fridge freezer, ample storage. Dining area gas central heating radiator, stone effect vinyl flooring.

First floor landing

Gallery style landing with double glazed imitation stain glass window to side, ceiling light point.

Bedroom one 12'6" x 11'2" (3.8 x 3.4)

Double glazed window to front, ceiling light point, central heating radiator.

Bedroom two 10'10" x 12'2" (3.3 x 3.7)

Double glazed window to rear providing views over the garden, ceiling light point, central heating radiator.

Bedroom three 7'3" x 7'7" (2.2 x 2.3)

Double glazed window to front, ceiling light point, loft access hatch.

House bathroom

Double glazed obscured window to rear, ceiling light point, wet room style shower with tiled flooring, tiled walls, wash hand basin with storage beneath, low level w.c., central heating towel radiator, an additional central heating radiator, vinyl tile effect flooring.

Rear garden

Side access gate to front, block paved pathway, rockery to side, paved seating area, brick built out building and shed, mature borders, low lined hedge, good sized lawn area, second paved seating area with small lawn area to side, ivy archway giving access to paved area with raised flower beds, double gates at the rear of the property allowing parking.

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. In the absence of being able to provide appropriate physical copies of the above, Grove Properties Group reserves the right to obtain electronic verification.

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.

Important Notice

1. No description or information given whether or not these particulars and whether written or verbal (information) about the property or its value may be relied upon as a statement or representation of fact. Grove Properties Group do not have any authority to make representation and accordingly any information is entirely without responsibility on the part of Grove Properties Group or the seller. 2. The photographs (and artists impression) show only certain parts of the property at the time they were taken. Any areas, measurements or distance given are approximate only and interior measurements are wall to wall. 3. Any reference to alterations to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. 4. No statement is made about the condition of any service, equipment, fixtures or fittings and so cannot verify they are in working order for fit for their purpose. The buyers are advised to obtain verification from their own solicitor or surveyor.



TOTAL FLOOR AREA: 948 sq.ft. (88.1 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
Made with Metropix ©2024