

Grove.

FIND YOUR HOME



336a Halesowen Road
Cradley Heath,
West Midlands
B64 7JT

Offers In The Region Of £650,000



NO UPWARD CHAIN

Nestled on the desirable and well-appointed Halesowen Road in Cradley Heath, this impressive detached residence offers spacious and versatile accommodation across three floors, thoughtfully designed to meet the demands of modern family living. Enjoying far-reaching views of the Clent Hills from its elevated terrace, the property also boasts a self-contained lower floor, ideal for multi-generational living, guest accommodation, or a private retreat.

Located in the popular area of Cradley Heath, the home benefits from a wealth of nearby amenities including local shops, reputable schools, and scenic parks - all within easy reach. The area offers excellent connectivity, making it a convenient base for commuters and families alike.

Internally, the home is both spacious and flexible. The ground floor serves as the main living hub, featuring an open-plan lounge and kitchen with double doors opening out onto a decked terrace – perfect for entertaining or relaxing while enjoying the surrounding views. This level also includes a bedroom with en-suite, a W.C., and a useful store with access to a shower room. The lower ground floor offers a superb self-contained living space, complete with a games/living room, utility area, two adjoining bedrooms/dressing room, and a stylish en-suite bathroom. With direct access to the garden via sliding patio doors, this level offers both independence and comfort. On the first floor, you'll find three further well-proportioned bedrooms and a modern family bathroom, providing ample accommodation for a growing family. The rear lawned garden is both generous and private, with steps leading up to the terrace and gated driveway, ensuring practicality without compromising on charm.

This property presents a fantastic opportunity for buyers seeking a substantial and well-equipped home in a sought-after location. JH 18/08/2025 EPC=B







Approach

Via gated entrance to block paved driveway, side access to rear garden, access to garage, ramp to double glazed front door into porch.

Porch

Double glazed windows to surround, double glazed obscured door into entrance hall.

Entrance hall

Double glazed obscured window to porch, door to store cupboard housing fuse box and doorway into shower room, downstairs w.c., double opening door to living area, stairs lower ground floor and first floor accommodation.

Shower room

Complementary tiling to walls, vanity wash hand basin with mixer tap, shower with monsoon head over.

Downstairs w.c.

Low level flush w.c., vanity style wash hand basin with mixer tap and splashback tiling.











Open plan living area 25'7" max 12'9" min x 10'5" min 22'3" max (7.8 max 3.9 min x 3.2 min 6.8 max)
Double glazed window to rear, double opening French doors to rear, two double glazed windows to the side and double glazed window to front, inset ceiling light points, coving to ceiling, matching high gloss wall and base units, roll top surface over, splashbacks to match, five ring Range master oven with hood over, one and a half bowl sink, drainer and mixer tap, integrated dishwasher, space for American style fridge freezer, two larger cupboards, door into ground floor bedroom.

Ground floor bedroom 14'5" x 13'1" (4.4 x 4.0)
Double glazed window to rear, sliding fitted wardrobes housing the underfloor heating controls, sliding door to en-suite.

Bath/shower room
Double glazed obscured window to side, low level flush w.c., pedestal wash hand basin with mixer tap and splashbacks, free standing bath with mixer tap and shower.

Terraced area
Glass banisters, decking, ramp down to lower garden.

Lower ground floor

Games room 22'3" max x 25'7" max (6.8 max x 7.8 max)
Double glazed sliding patio door to the lower garden, inset ceiling light points, coving to ceiling, double glazed windows to side, feature open brick wall with log burner, entrance to utility, under floor heating control. Door into bedroom.

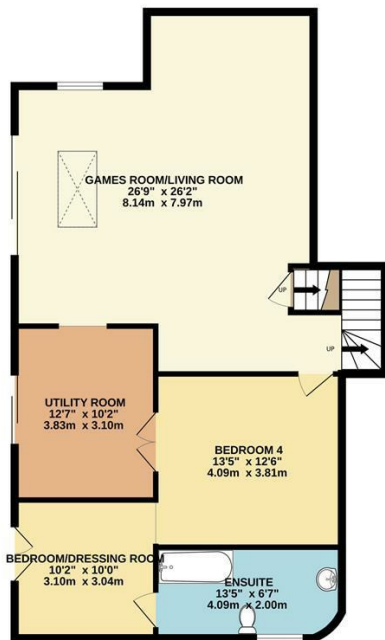
Utility
Double glazed sliding patio door to lower garden, window to side, inset ceiling light points, wash hand basin with mixer tap, space for fridge, tumble dryer and washing machine, double glazed opening doors to bedroom.

Bedroom 13'1" x 11'9" (4.0 x 3.6)
Doorway into an additional lower ground bedroom, double glazed opening French doors to lower garden, electric storage heater and door to en-suite

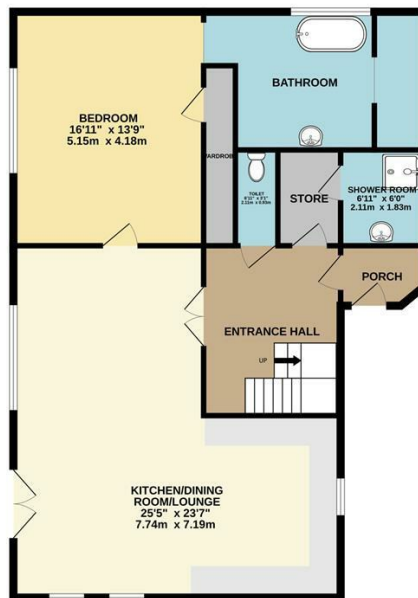




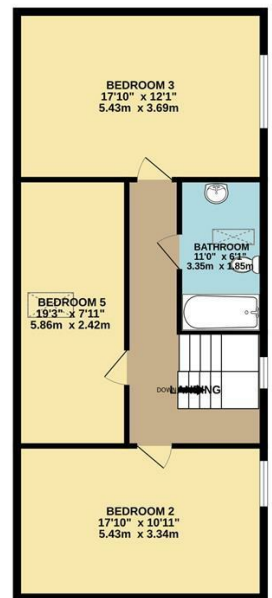
LOWER GROUND FLOOR



GROUND FLOOR



1ST FLOOR



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.
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Bedroom/dressing room 8'6" x 9'10" (2.6 x 3.0)
Double glazed French doors to the rear, door into;

En-suite bathroom

Bath with monsoon head over, vanity wash hand basin with mixer tap, vertical electric towel rail, double glazed obscured window to side and w.c.

Fist floor landing

Double glazed skylight window, doors to three bedrooms and bathroom.

Family bathroom

Double glazed skylight, bath with shower over, vanity style wash hand basin with mixer tap, central heating radiator, low level flush w.c.

Bedroom one 17'8" x 9'10" (5.4 x 3.0)

Double glazed window to front, inset ceiling light points.

Bedroom two 18'0" x 10'5" (5.5 x 3.2)

Double glazed window to side, inset ceiling light points, central heating radiator.

Bedroom three 7'2" x 19'4" (2.2 x 5.9)

Double glazed skylight, central heating radiator, inset ceiling light points.

Rear garden

Lawn area, patio area, ramp and steps leading to terrace and side access.

Courtyard

There is a courtyard to the right of garage with lockable double opening doors.

Garage 20'0" x 9'10" (6.1 x 3.0)

Double open doors, power and central heating boiler.

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

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.

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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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