



35 Sydney Road, Cradley Heath, B64 5BA
Offers Over £450,000

Situated in this highly sought after area close to Cradley Heath Town Centre and within walking distance of Cradley Train Station is this beautifully presented four/five bedroom traditional property.

This simply stunning family home has a wealth of character and wonderful original features throughout all blended seamlessly with modern touches, gas central heating and double glazing. Briefly comprising: porch, entrance hall with original 'Minton' tiled floor, separate and extremely spacious receptions rooms for lounge and dining, beautifully appointed kitchen breakfast room featuring granite worktops, separate utility room, rear lobby and a fully equipped downstairs shower room. To the first floor there are three excellent size bedrooms together with a separate home office/bedroom five and a beautifully appointed bathroom. A staircase then leads up to the second floor where you will find an excellent fourth bedroom. To the front is off road driveway parking and to the rear is a beautiful landscaped garden featuring a large patio seating area and artificial lawn. A simply stunning property in a great location which MUST be viewed to appreciate. EPC: E // Council Tax Band: B

The Property

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Location

The property is in a great location close to Cradley Heath Town Centre and within walking distance of Cradley Train Station. Cradley Heath is wonderful area and remains a charming Black Country town with a traditional high street. There are plenty of shops and amenities close by with a large Tesco supermarket within walking distance. Cradley Heath has great transport links with Cradley Heath and Old Hill train stations servicing Birmingham City Centre and Stourbridge Junction.

Porch

Leaded and stain glass wooden entrance door with matching arched window above. Minton flooring.

Entrance Hall

Wooden door with leaded stain glass. Minton flooring. Understairs cupboard. Beautiful wooden staircase leading to the upper floors. Original archways and coving.

Lounge 12'10" x 16'6" into bay (3.93m x 5.05m into bay)

Bay window to front and side window. Wood burner with period style fireplace and surround. Laminate flooring, original coving and picture rail.

Dining Room 12'0" x 16'1" (3.67m x 4.91m)

Bay window to garden and window to side. Picture rail laminate flooring and original coving. Gas fire with period style fireplace and surround

Kitchen Breakfast Room 9'11" x 13'4" (3.03m x 4.08m)

A beautifully appointed kitchen featuring a lovely range of eye and low level units with granite countertops incorporating a 'belfast' sink and granite topped breakfast bar. Space for a range cooker (not included in the sale) Picture rail and coving. Tiled floor. Door to pantry. Window to the side.

Utility Room 9'11" x 7'5" (3.03m x 2.28m)

Window to side. Beautiful range of eye and low level units with granite countertops incorporating a 'belfast' sink. Space and plumbing for a washing machine and tumble dryer. Wall mounted Vaillant boiler. Dado and picture rail. Tiled floor.

Downstairs Shower Room 9'9" x 5'0" (2.99m x 1.54m)

Window to rear and side. Lovely shower room with walk in shower, pedestal wash hand basin and low level WC . Chrome heated towel rail. Tile floor.

Landing

Original coving and lovely wooden staircase to second floor landing.

Bedroom One 12'10" x 16'7" into bay (3.93m x 5.06m into bay)

Lovely master bedroom with bay window to front and window to side. Picture rail, coving and TV point. Victorian style fireplace.

Bedroom Two 11'11" x 13'11" (3.65m x 4.25m)

Window to rear and side. Picture rail, original fire place and coving. Victorian style fireplace.

Bedroom Three 9'11" x 13'4" (3.04m x 4.08m)

Window to side and rear. Picture rail.

Home Office / Bedroom Five 4'11" x 7'10" (1.51m x 2.4m)

Window to front and picture rail. Currently utilised as a home office however could be used as a small bedroom/nursery.

Family Bathroom 6'9" x 7'5" (2.07m x 2.28m)

A beautifully presented family bathroom featuring a three piece suite with roll top bath, pedestal wash hand basin and low level WC. Tiled floor. Window to side

Second Floor Landing

Velux window and door to Bedroom Four.

Bedroom Four 17'10" x 15'9" (5.46m x 4.81m)

L Shaped room measured at widest points
Windows to the side and landing.

Outside

Front: To the front of the property is a block paved driveway providing off road parking and pathway to the side.

Rear: To the rear is a beautifully landscaped garden with patio seating area and artificial lawn. There is also a brick built shed and a summer house to the rear of the garden.

Tenure

We are advised by the vendor that the property is freehold. Bloore King and Kavanagh would stress that we have not checked the legal documents to verify the status of the property. A buyer is advised to obtain verification from their solicitor or surveyor.

Brochure Declaration

FIXTURES AND FITTINGS: Only those items specifically mentioned in these sales particulars are included within the sale price. However, the fitted carpets, curtains, light fittings and other items (if any), whilst not included, are negotiable. B K and K have NOT tested any apparatus, equipment, fixture or fitting and so cannot verify they are in working order or fit for their purpose. The buyers are advised to obtain verification from their solicitor or surveyor.

CONSUMER PROTECTION REGULATIONS 2008:

These particulars have been prepared with care and approved by the vendors (where possible) as correct, but are intended as a guide to the property only, with measurements being approximate and usually the maximum size which may include alcoves, recesses or otherwise as described and you must NOT rely on them for any other purpose. The appearance of an item in any photograph does not mean that it forms part of the property or sale price. Always contact the appropriate branch for advice or confirmation on any points.

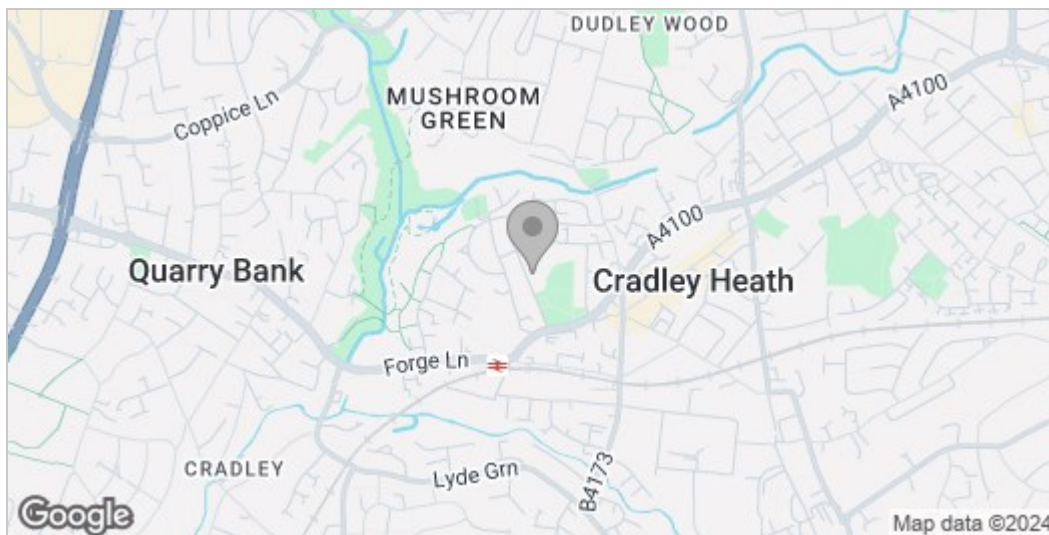
PLANNING PERMISSION/ BUILDING REGULATIONS: Any reference to the property being extended, altered or converted in any way does not infer that planning permission or building regulations have been granted or applied for, nor do B K and K accept any responsibility for such not having been obtained. Prospective purchasers should always seek verification from their solicitor or surveyor on these aspects.

REFERRAL FEES: We refer clients to a number of service providers for various reasons within the scope of our terms, in line with our business and with the client's permission (GDPR 2018). It is your decision whether you choose to deal with any of the companies we recommend however you should be aware that some of these companies provide Bloore King & Kavanagh with a referral fee for recommending them. Referral fees are a maximum of £175.

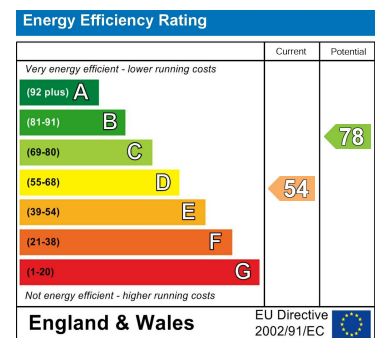
Floor Plan



Area Map



Energy Efficiency Graph



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