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364 Halesowen Road
Cradley Heath,
B64 7JF

Offers In Excess Of £425,000



Situated on the Halesowen Road in Cradley Heath, this impressive detached residence offers generous and versatile living space, perfectly suited to modern family life. Well positioned for a range of local amenities, reputable schools and excellent transport links, the property presents an ideal opportunity for both growing families and professionals seeking convenience without compromising on space.

The accommodation is thoughtfully arranged, beginning with a welcoming entrance hall that provides access to a well-proportioned front reception room, a central dining room, and a convenient downstairs W.C. The dining area forms the heart of the home, flowing seamlessly into the fitted kitchen and onward to a bright and spacious conservatory, creating an ideal setting for both everyday living and entertaining. The conservatory further benefits from internal access to the utility area and integral garage, enhancing the home's practicality. Upstairs, the property continues to impress with four well-sized bedrooms, including a spacious principal bedroom complete with its own en-suite shower room, alongside a modern family bathroom serving the remaining bedrooms. Externally, the home boasts a driveway to the front providing off-road parking and garage access, while the rear garden offers a pleasant mix of lawn and patio areas, complemented by mature shrubs and a generously sized shed, perfect for outdoor enjoyment and additional storage.

Combining space, functionality and a highly desirable location, this property represents a fantastic opportunity to acquire a comfortable and well-appointed family home in Cradley Heath. JH 9/06/2026 V3 EPC=D







Approach

Via a stone chipping driveway with block paved borders, raised brick beds housing a variety of shrubs, access to rear of the property and garage, slabbed patio/frontage and step to the double glazed obscured front door.

Entrance hall

Central heating radiator, stairs to first floor accommodation, doors into two reception rooms and downstairs w.c.

Downstairs w.c.

Double glazed obscured window to front, low level flush w.c., vertical central heating towel rail, wash hand basin with mixer tap and fuse box.

Lounge 16'4" x 10'2" (5.0 x 3.1)

Acoustic glazed bay window to front, central heating radiator, coving to ceiling, feature electric fire with surround.

Dining room 12'9" x 8'6" (3.9 x 2.6)

Double glazed sliding patio door to conservatory, central heating radiator, coving to ceiling.

Conservatory 14'5" x 9'6" (4.4 x 2.9)

Double opening double glazed French doors to side, double glazed windows to surrounds, double glazed obscured door into utility.











Utility 8'6" x 8'2" (2.6 x 2.5)

Double glazed window to rear, central heating radiator, wall units, base unit with wood surface over, one and a half bowl sink with drainer and mixer tap, space for washing machine.

Garage 8'2" x 20'11" (2.5 x 6.4)

Electric roller door and power.

Kitchen 7'10" x 12'9" (2.4 x 3.9)

Double glazed window to rear, double glazed obscured door to rear, central heating radiator, wall and base units with wood effect surface over, splashback tiling to walls, integrated dishwasher, integrated half height fridge, integrated oven and grill, gas hob, extractor, one and a half bowl sink with mixer tap and drainer.

First floor landing

Double glazed skylight, fitted cupboard, door to storage, door to airing cupboard housing the central heating boiler, doors into four bedrooms and family bathroom.

Bedroom two 11'5" x 9'6" (3.5 x 2.9)

Double glazed window to rear, central heating radiator.

Master bedroom 12'9" x 10'5" (3.9 x 3.2)

Double glazed window to rear, central heating radiator, fitted wardrobes. Door to en-suite.

En-suite

Double glazed obscured window to side, vertical central heating towel rail, vanity style wash hand basin with mixer tap, low level flush w.c., corner shower.

Bathroom

Bath with electric shower over, vertical central heating towel rail, low level flush w.c., vanity style wash hand basin.

Bedroom three 9'6" x 9'10" (2.9 x 3.0)

Acoustic glazed window to front, central heating radiator.







Bedroom four 7'10" x 11'9" (2.4 x 3.6)

Acoustic glazed window to front, central heating radiator. Door to built in storage.

Rear garden

Stone chipping patio area, slabbed pathway to the rear patio, shed, variety of various shrubs and plants and lawn the centre of the garden. Gated access to the front of the property.

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 E

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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