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29 Chester Road
Cradley Heath,
West Midlands
B64 6AA

Offers In The Region Of £180,000

BLOCK VIEWINGS SATURDAY 19TH SEPTEMBER

Situated on Chester Road in Cradley Heath, this well presented mid terraced house offers an excellent opportunity for first-time buyers, downsizers or investors seeking a buy-to-let property.

The location is a particular highlight, with Cradley Heath train station, local schools, shops and parks all within easy reach, making this a convenient choice for a variety of buyers. The property briefly comprises an entrance hall, a fitted kitchen with integrated appliances, a convenient downstairs WC and a spacious rear lounge. Upstairs, there are two well proportioned double bedrooms and a family bathroom. Externally, the property benefits from parking to both the front and rear, while the rear garden is predominantly patioed with an artificial lawn, providing a low-maintenance outdoor space. The garden also benefits from gated rear access.

Combining comfortable accommodation, practical features and a convenient location, this property is sure to appeal to both homeowners and investors alike. Early viewing is highly recommended. JH 15/09/2026 V1

biscuits

Approach
Via a block paved driveway with additional parking to the rear, double glazed obscured front door.

Entrance hall
Central heating radiator, fuse box, door way into kitchen, door into w.c. and lounge, stairs to first floor accommodation.

Kitchen 7'10" x 8'6" (2.4 x 2.6)
Double glazed window to front, high gloss wall and base units with square top surface over, splashback tiling to walls, sink with mixer tap and drainer, integrated fridge freezer, slim line dishwasher, washing machine and over, extractor, hob.

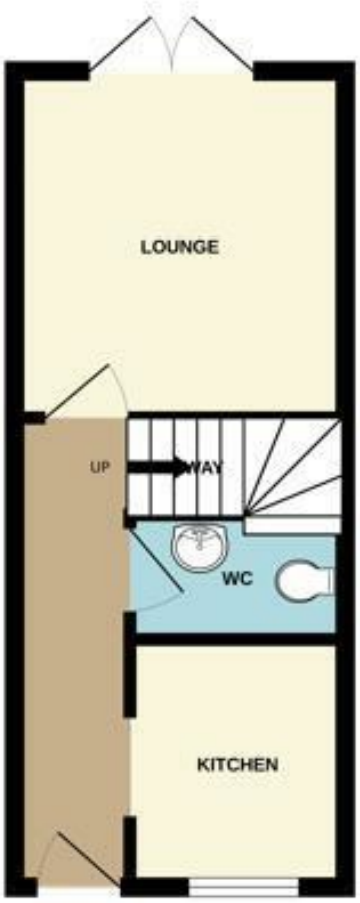
Lounge 13'5" x 10'9" min 11'9" max (4.1 x 3.3 min 3.6 max)
Double glazed French doors to the rear with two double glazed side panels, central heating radiator.

Downstairs w.c.
Low level flush w.c, central heating radiator, vanity style wash hand basin with mixer tap.

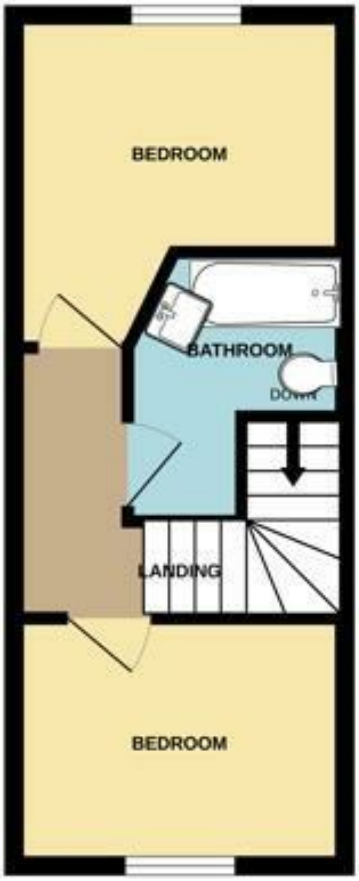
First floor landing
Doors into two bedrooms and bathroom.

Bedroom one 8'2" x 11'9" (2.5 x 3.6)
Double glazed window to rear, central heating radiator.

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 two 11'9" x 8'6" (3.6 x 2.6)
Double glazed window to front, central heating radiator, built in storage cupboard housing central heating boiler.

Bathroom
Vertical central heating towel rail, low level flush w.c., bath with shower over, vanity style wash hand basin with mixer tap.

Rear garden
Slabbed patio, artificial lawn with a shed/home office to the rear with power, gated access to the rear parking area.

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 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.

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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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