

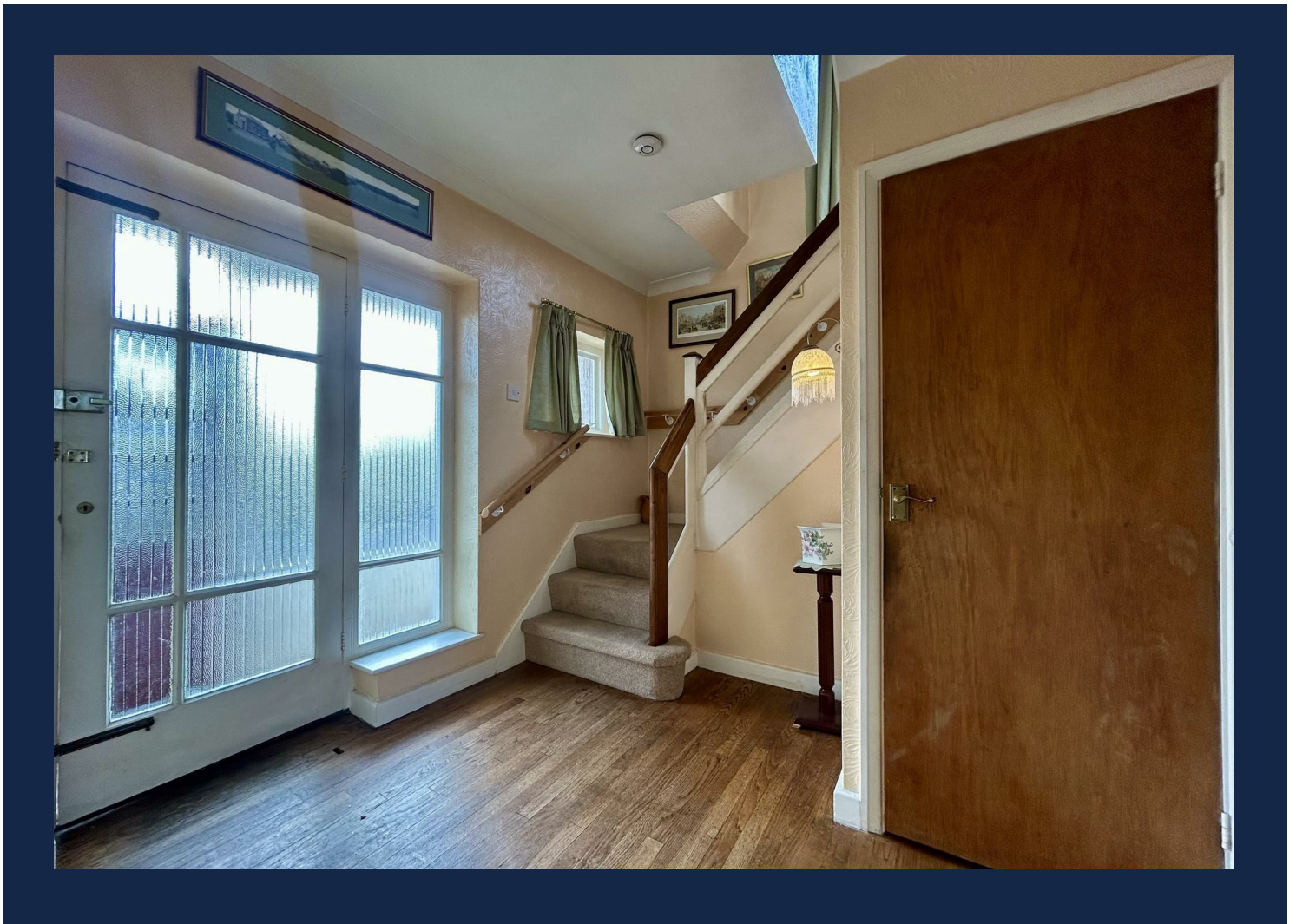
# Grove.

FIND YOUR HOME



79 High Haden Road  
Cradley Heath,  
B64 7PN

Offers In The Region Of £400,000



On High Haden Road in Cradley Heath, this delightful detached home presents an excellent opportunity for families looking to personalise a space in a well-connected and desirable location.

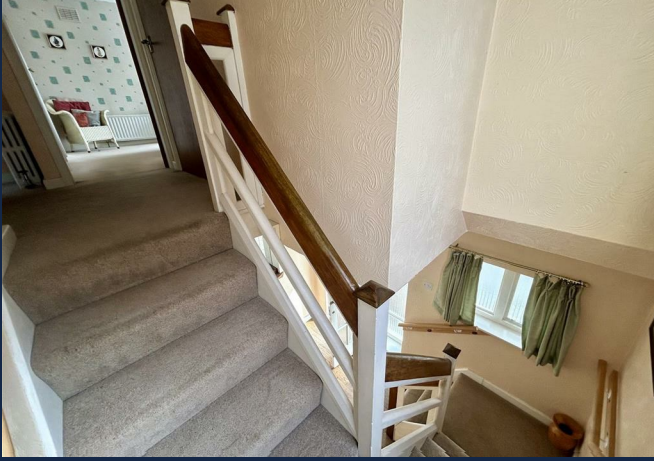
Set behind a winding driveway with attractive front lawns, the property offers superb kerb appeal. Inside, the accommodation briefly comprises an entrance porch leading into a welcoming hallway, a spacious through reception room separated by a charming feature arch, and a kitchen with traditional flooring, a useful pantry, and access into the lean-to. The lean-to adds further practicality, providing side access from the front to the rear garden, internal access to the garage, a utility area, and a convenient downstairs WC. Upstairs, the property features three well-proportioned bedrooms, a family shower room and a study, ideal for those working from home or in need of flexible space. To the rear, the beautifully maintained garden offers a lawn, a variety of established shrubs, and far-reaching views through the trees, creating a peaceful outdoor retreat.

The location is particularly appealing, with nearby Halesowen and Cradley Heath offering a range of shops, schools and local amenities. Nature lovers will appreciate the proximity to Leasowes Park, a historic and picturesque green space perfect for walking and recreation. For commuters, the property benefits from excellent transport links, including easy access to the M5 motorway network and rail services from Old Hill train station, providing convenient connections to Birmingham and beyond.

Whether you are looking to invest or settle down, this home combines comfort, potential, and connectivity in a sought-after area. Don't miss the opportunity to make this charming property your own. JH 30/04/2026 V2 EPC=D







#### Approach

Via tarmacadam driveway with lawns to either side, slabbed steps to side, a variety of different mature shrubs and bushes, access into garage, side passage and porch via front door.

#### Porch

Window to hall, door and window to reception hall.

#### Reception hall

Central heating radiator, under stairs storage, stairs to first floor accommodation, doors to through reception room and kitchen.

Through reception room 11'9" max 9'2" minx 30'2" (3.6 max 2.8 minx 9.2)

Double glazed window to front, double glazed window to rear, coving to ceiling, feature archway separating the lounge and dining area, two central heating radiators, feature fireplace with surround, door into kitchen.

Kitchen 10'5" x 11'1" (3.2 x 3.4)

Double glazed window to rear, central heating radiator, matching wooden wall and base units, splashback tiling to walls, oven and grill, integrated gas hob with extractor over, two and a half bowl sink with mixer tap, space for dishwasher, space for half height fridge, door into pantry with obscured window to rear, door into the lean-to/side passage.







#### Lean-to/passage

Door to rear garden, obscured door to front, window into the under stairs storage, window and door into garage, door into the utility and door to downstairs w.c.

#### Garage 17'0" x 7'10" (5.2 x 2.4)

Up and over garage door, power and gas meter.

#### Utility

Has space for washing machine.

#### Downstairs w.c.

Has an outdoor tap, w.c. and obscured window facing the garden.

#### First floor landing

Loft access, central heating radiator, airing cupboard housing central heating boiler and water tank, doors into three bedrooms, shower room and study.

#### Study/storage area 10'9" max 7'6" min x 4'11" (3.3 max 2.3 min x 1.5)

Window to front.

#### Bedroom two 11'9" x 11'9" (3.6 x 3.6)

Double glazed window to front, central heating radiator, coving to ceiling, fitted wardrobes.

#### Bedroom one 16'4" x 9'6" (5.0 x 2.9)

Window to rear, central heating radiator, coving to ceiling, built in wardrobes.

#### Bedroom three 10'9" x 7'2" (3.3 x 2.2)

Double glazed window to rear, central heating radiator, coving to ceiling.

#### Shower room

Double glazed obscured window to the rear, vertical central heating towel rail, pedestal wash hand basin with splashback tiling, low level flush w.c. and shower cubicle with electric shower.

#### Rear garden

Having raised slabbed patio area, lawn with slabbed pathway and bordered with a variety of mature bushes and shrubs.

#### 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 you 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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