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24 Westfield Road
Brierley Hill,
West Midlands
DY5 2HS

Offers In The Region Of £270,000



Situated on Westfield Road in Brierley Hill, this attractive semi detached home presents an excellent opportunity for families and first time buyers alike. Set within a friendly residential neighbourhood, the property is conveniently located for a range of local amenities, including Merry Hill Shopping Centre, nearby schools and the popular Saltwells Nature Reserve. Cradley Heath and Lye railway stations are also within easy reach, offering direct commuter services into Birmingham.

The property is approached via a driveway providing off road parking and access to the entrance. Internally, the welcoming entrance hall provides access to the L shaped kitchen/diner and spacious through reception room, with stairs rising to the first floor.

Upstairs, there are three well proportioned bedrooms, together with a family bathroom. To the rear, the garden provides a blank canvas for the new owner to personalise and enjoy, while direct access to the garage adds further practicality and convenience.

Combining generous living space, a convenient location and plenty of potential, this well positioned semi detached home on Westfield Road offers a wonderful opportunity to create a home tailored to your needs.
JH 28/09/2026 EPC=D




















Approach
Block paved driveway with walled frontage and raised beds with a variety of shrubs, double glazed obscured stained glass door and window into entrance hall.

Entrance hall
Stairs to first floor accommodation, central heating radiator, under stairs storage, doors into through reception room, kitchen diner and downstairs w.c.

Downstairs w.c.
Double glazed obscured window to side, low level flush w.c., wash hand basin.

Through reception room 23'3" x 10'9" (7.1 x 3.3)
Double glazed bay window to the front, double glazed sliding patio door to kitchen diner, two central heating radiators, feature log burner, coving to ceiling.

Kitchen diner 19'8" max 5'2" min x 17'0" max 9'2" min (6.0 max 1.6 min x 5.2 max 2.8 min)
L shaped kitchen diner offering double glazed window to rear, double glazed French doors to rear, central heating radiator, double glazed obscured door to the side, wall and base units, wood effect surface over, splashback tiling to walls, space for fridge freezer, integrated oven, gas hob, extractor, one and a half bowl sink with mixer tap and drainer.





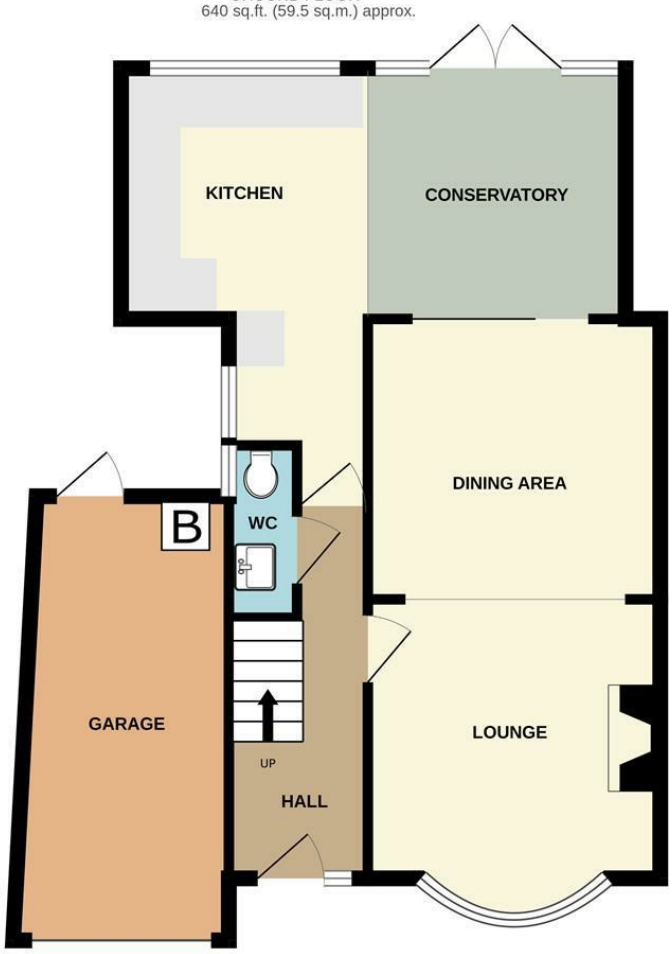




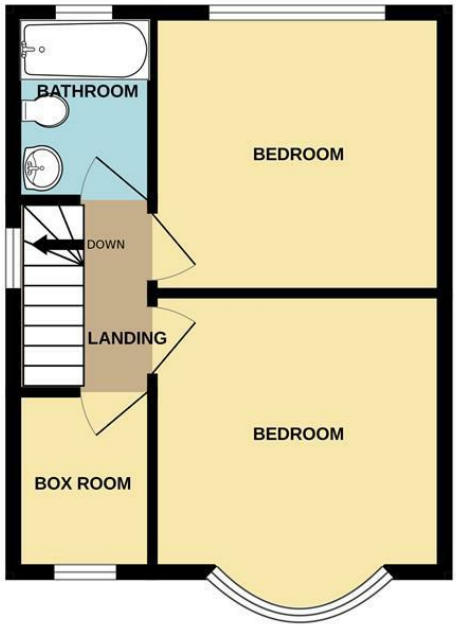




GROUND FLOOR
640 sq.ft. (59.5 sq.m.) approx.



1ST FLOOR
344 sq.ft. (31.9 sq.m.) approx.



TOTAL FLOOR AREA : 984 sq.ft. (91.4 sq.m.) approx.

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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First floor landing
Double glazed obscured window to side, coving to ceiling, doors into three bedrooms and bathroom.

Bedroom one 10'5" min 12'5" into bay x 9'10" min 11'1" max (3.2 min 3.8 into bay x 3.0 min 3.4 max)
Double glazed bay window to front, central heating radiator, coving to ceiling.

Bedroom two 10'9" x 10'5" (3.3 x 3.2)
Double glazed window to rear, coving to ceiling, central heating radiator.

Bedroom three 4'11" x 6'10" (1.5 x 2.1)
Double glazed window to front, central heating radiator.

Bathroom
Double glazed obscured window to rear, bath with shower over, vanity set including w.c. and wash hand basin with mixer tap, vertical central heating towel rail.

Garden
Slabbed patio area, lawn bordered by a variety of shrubs, further patio area to the rear with shed.

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 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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