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FIND YOUR HOME



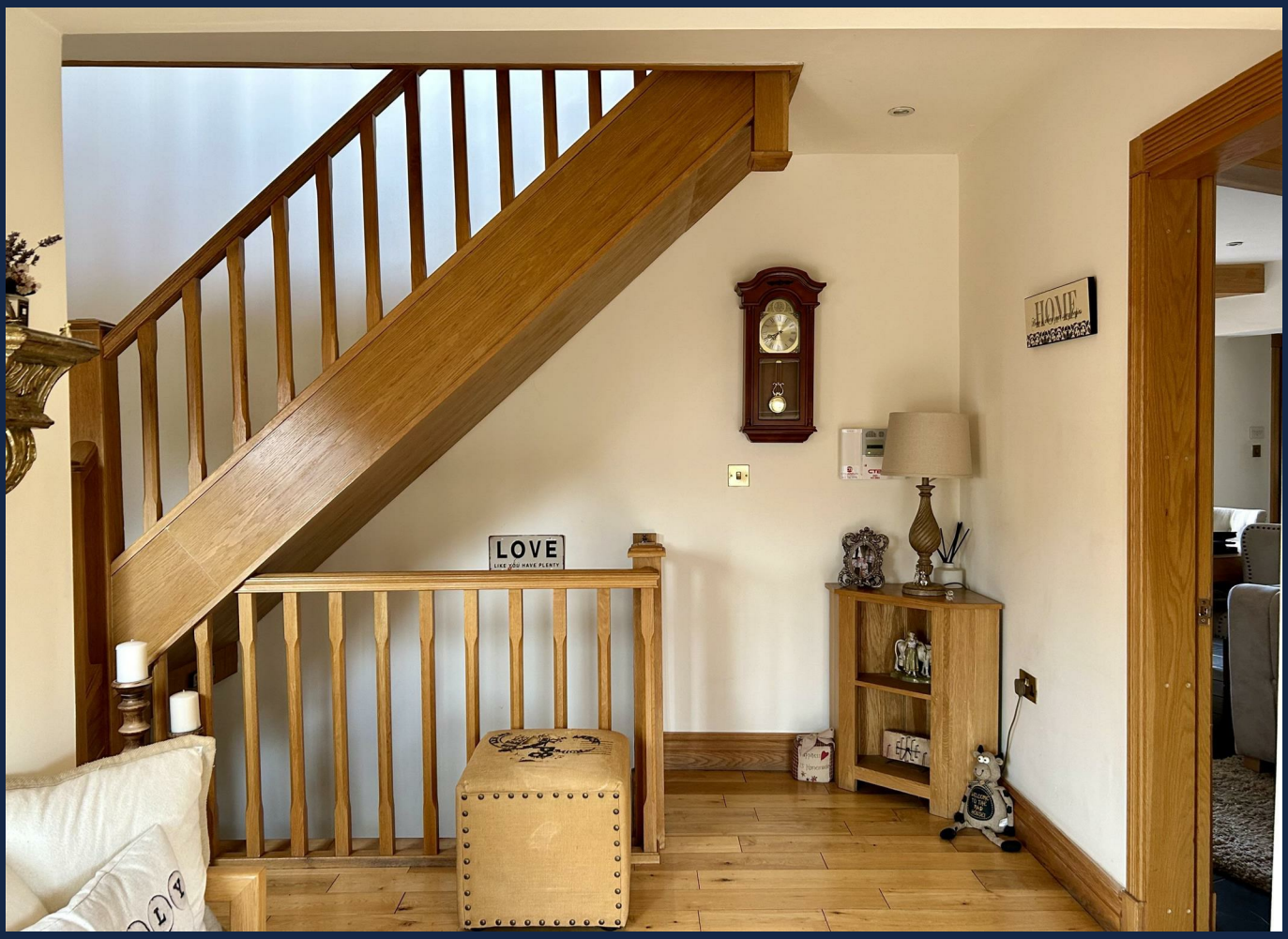
26B Sydney Road
Cradley Heath,
West Midlands
B64 5BA

Offers In The Region Of £595,000



An impressive and extensively extended link detached home, featuring oak finishes throughout and occupying a corner plot on a road lined with attractive Victorian and Edwardian-style family homes. Although newer than its neighbours, the property remains in keeping with the scale of the surrounding homes. The area is particularly appealing, offering excellent bus and rail links to major cities, alongside close proximity to the local amenities of Cradley Heath town. With five well proportioned bedrooms, four with en suite facilities, and a master bedroom with dressing room, this home is ideal for growing or multi generational families.

The property is approached via an in-and-out driveway, with the front door opening into a central entrance hall. This provides access to the cellar and first floor, as well as the two wings of the home. The left wing features a sitting room with dual-aspect bay windows, while the right offers an open plan living, dining and an oak kitchen area with a central island and bay window. An inner hall leads to a snug, utility room, downstairs WC and study with skylight. The first floor comprises a spacious landing leading to three bedrooms, including the master bedroom with an en-suite bathroom featuring a freestanding bath at the centre of the room, alongside access to a dressing room. The second floor offers two further bedrooms, both with en suite bathrooms. Outside, the garden features a rear patio which wraps around to the side, with a lawn completing the outdoor space. JH 17/10/2026 EPC=B


LOVE
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HOME








HOME
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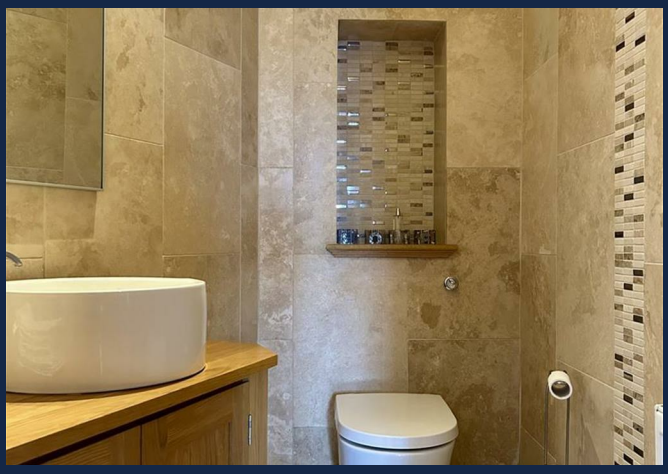
Approach
Via double opening gates into the block paved frontage, double glazed frosted glass door leading into entrance hall.

Entrance hall
Double glazed windows to the front, central heating radiator, solid oak flooring, stairs to first floor accommodation, doors into living area and reception room, gated stairs down to the cellar.

Ceillar 9'6" x 4'7" (2.9 x 1.4)
Single glazed obscured window to the front and houses the gas meter.

Reception room 17'4" max x 15'1" max (5.3 max x 4.6 max)
Double glazed bay window to front, double glazed bay window to side, inset ceiling spotlights, two central heating radiators.

Through reception room 6'10" min 14'9" max x 23'7" (2.1 min 4.5 max x 7.2)
Double glazed bay window to front, double glazed French doors to the rear, central heating radiator, inset spotlights, oak beams and open brick feature fire, entrance into kitchen.














BATH
BATH


LOVE


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Kitchen 17'8" x 12'9" (5.4 x 3.9)
Four double glazed windows to rear in bay, central heating radiator, matching solid oak units with square top surface over, splashbacks to match, space for American style fridge freezer, space for dishwasher, five ring Range master oven with extractor over, butler sink with mixer tap and drainer, breakfast bar.

Inner hall
Central heating radiator, inset ceiling spotlights, door into the snug.

Snug 12'5" x 14'9" (3.8 x 4.5)
Double glazed window to front, central heating radiator, inset ceiling spotlights.

Utility 9'10" x 8'6" (3.0 x 2.6)
Solid oak base units with splashbacks to match, central heating boiler, butler sink with mixer tap, space for washing machine and tumble dryer, door access into the garage.

Garage 14'9" x 8'10" (4.5 x 2.7)
Double opening wood doors to front, inset ceiling spotlights.

Study
Velux double glazed skylight.

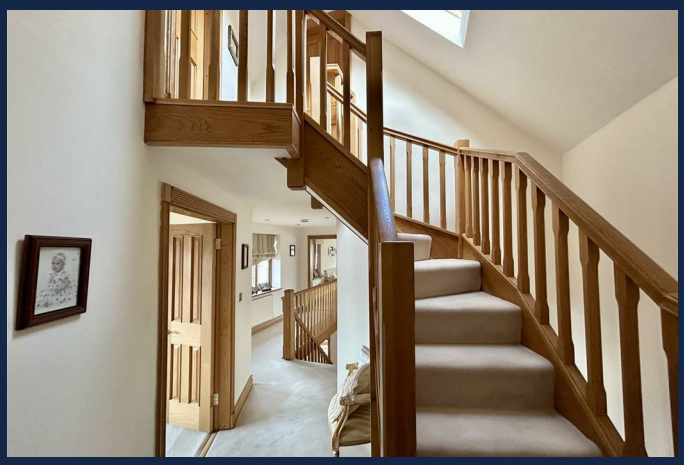
Downstairs w.c.
Low level flush w.c., central heating radiator, vanity style wash hand basin with mixer tap.

First floor landing
Double glazed window to front, doors into:

Bedroom two 11'9" x 14'9" (3.6 x 4.5)
Double glazed window to side, double glazed window to the front, central heating radiator, inset ceiling spotlights, door to en-suite shower room.

En-suite shower room
Low level flush w.c., vertical central heating towel rail, wash hand basin with mixer tap, electric shower.

Bedroom five 9'6" x 10'5" (2.9 x 3.2)
Double glazed window to rear, central heating radiator, inset ceiling spotlights.



















GROUND FLOOR



1ST FLOOR



2ND 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 one 11'9" x 14'9" (3.6 x 4.5)
Double glazed window to front, central heating radiator, door into the en-suite and inset ceiling spotlights.

Ens-suite
Double glazed window to rear, double glazed window to front, vertical central heating towel rail, inset ceiling spotlights, low level flush w.c., wash hand basin with mixer tap, free standing bath, shower with monsoon head over, door into the dressing room/walk in wardrobe.

Dressing room 11'9" x 8'10" (3.6 x 2.7)
Double glazed skylight, central heating radiator.

Second floor landing
Double glazed velux skylight and doors into two bedrooms.

Bedroom three 17'8" x 15'1" (5.4 x 4.6)
Two double glazed windows to the rear, central heating radiator, double opening doors to eaves storage, door into the en-suite.

En-suite
Bath with mixer tap, wash hand basin with mixer tap, low level flush w.c., vertical central heating towel rail.

Bedroom four 12'5" min 24'11" max x 11'9" (3.8 min 7.6 max x 3.6)
Double glazed window to side and front, central heating radiator, doors to eaves storage, door into en-suite bathroom.

En-suite bathroom
Bath with mixer tap, low level flush w.c. and wash hand basin with mixer tap.

Garden
Block paved patio area with steps down to lawn and outdoor tap.

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 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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