

Grove.

FIND YOUR HOME



41 Whitehall Road
Cradley Heath,
West Midlands
B64 5BG

Offers In The Region Of £210,000



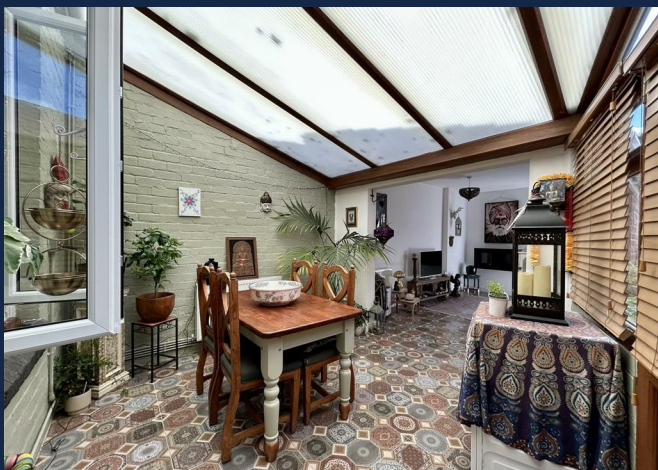
No Chain – Ideal First-Time Buy in a Popular Location

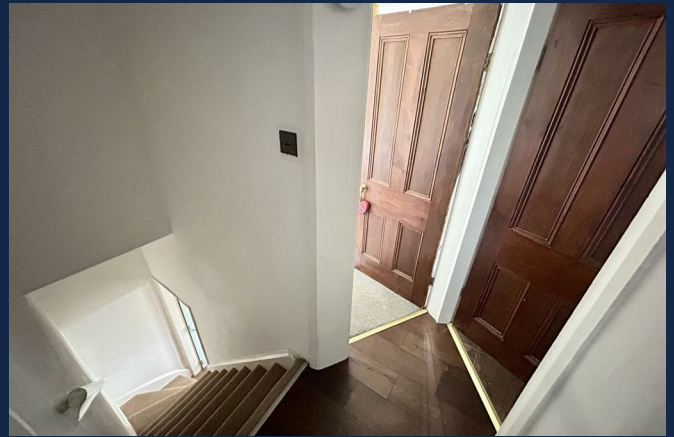
Situated on the well-regarded Whitehall Road in Cradley Heath, this charming terraced home presents an excellent opportunity for first-time buyers or investors. Cradley Heath is celebrated for its warm community feel and convenient access to local shops, schools, and transport links—making it a sought-after location for a wide range of buyers.

The property benefits from shared rear access and a raised entrance to the front. Stepping inside, the layout includes a welcoming lounge, inner hallway with cellarette, and a kitchen that opens through to the dining room. The rear lounge provides a cosy retreat with direct access to the garden. A staircase from the kitchen leads to the first floor, where you'll find two well-proportioned bedrooms and a modern family shower room. Externally, the rear garden is thoughtfully tiered, featuring a patio area, decking, and a lawn—perfect for outdoor relaxation or entertaining. An outhouse, located on the lower patio, adds further storage or potential utility space.

This well-positioned home offers both character and practicality in a friendly neighbourhood. Whether you're stepping onto the property ladder or seeking a solid investment, this property is well worth a closer look. JH 20/08/2025 V3 EPC=D







Approach

Via walled fore garden with wrought iron fencing, stone chippings borders, step up to front door with stained glass panel above leading to reception room.

Reception room 12'5" max 11'1" min x 11'9" (3.8 max 3.4 min x 3.6)

Double glazed window to front, central heating radiator, feature fireplace, coving to ceiling, picture rail, cupboard housing meters and door into inner hall.

Inner hall

Access to cellarette and entrance to kitchen.

Kitchen 11'1" min 12'5" max x 12'1" (3.4 min 3.8 max x 3.7)

Double glazed window into dining room, stairs to first floor accommodation, base units, double butler sink and mixer tap, wooden work surface over, splashback tiling to walls, oven with hob over, central heating radiator, space for fridge freezer, space for washing machine and door to dining room.

Dining room 12'5" max 9'2" min x 9'10" (3.8 max 2.8 min x 3.0)

Double glazed door to side, two double glazed windows to sides and above, central heating radiator, entrance to rear reception room.

Rear reception room 9'10" x 8'2" (3.0 x 2.5)

Double glazed opening French doors to rear, double glazed window to side, central heating radiator.









First floor landing

Cupboard housing central heating boiler, doors to two bedrooms and shower room.

Bedroom one 11'9" x 11'1" min 12'5" max (3.6 x 3.4 min 3.8 max)

Double glazed window to front, central heating radiator, coving to ceiling, feature fireplace, ceiling light point with fan.

Bedroom two 8'6" min 9'10" max x 12'1" (2.6 min 3.0 max x 3.70)

Double glazed window to rear, central heating radiator, feature fireplace, cupboard with loft access and picture rails.

Shower room

Double glazed obscured window to rear, central heating towel rail, shower with monsoon head over, low level flush w.c., vanity style bowl basin with mixer tap.

Rear garden

Slabbed patio area with steps to further patio, further steps to decking area with lawn area and glazed summer house.

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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