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364 Halesowen Road, Cradley Heath, B64 7JF

Situated on the Halesowen Road in Cradley Heath, this impressive detached residence offers generous and versatile living space, perfectly suited to modern family life. Well positioned for a range of local amenities, reputable schools and excellent transport links, the property presents an ideal opportunity for both growing families and professionals seeking convenience without compromising on space.

The accommodation is thoughtfully arranged, beginning with a welcoming entrance hall that provides access to a well-proportioned front reception room, a central dining room, and a convenient downstairs W.C. The dining area forms the heart of the home, flowing seamlessly into the fitted kitchen and onward to a bright and spacious conservatory, creating an ideal setting for both everyday living and entertaining. The conservatory further benefits from internal access to the utility area and integral garage, enhancing the home's practicality. Upstairs, the property continues to impress with four well-sized bedrooms, including a spacious principal bedroom complete with its own en-suite shower room, alongside a modern family bathroom serving the remaining bedrooms. Externally, the home boasts a driveway to the front providing off road parking and garage access, while the rear garden offers a pleasant mix of lawn and patio areas, complemented by mature shrubs and a generously sized shed, perfect for outdoor enjoyment and additional storage.

Combining space, functionality and a highly desirable location, this property represents a fantastic opportunity to acquire a comfortable and well-appointed family home in Cradley Heath.













Approach
Gravelled drive providing ample parking for multiple vehicles.

Entrance Hall
Spacious hall with doors off to all ground floor accommodation, stairs rise to first floor, central heated radiator.

Lounge
16'5" x 10'3" (5.01 x 3.13)
Electric fire with surround, double glazed acoustic window to front, central heated radiator.

Dining Room
12'10" x 8'5" (3.92 x 2.59)
Patio doors open into the conservatory, central heated radiator, door off to kitchen.

Kitchen
12'9" x 7'10" (3.91 x 2.39)
Variety of wall & base units, under counter integrated fridge, dishwasher, sink & drainer, 'Stoves' electric oven, four ring gas hob, double glazed window to rear, spot lights, door off to allow access to side passage, tiled splashback.

Conservatory
14'6" x 9'6" (4.42 x 2.90)
Door off to garden along with access leading to the utility.

Utility
8'6" x 8'2" (2.61 x 2.50)
Worktop with sink & drainer, plumbing for washing machine, door off to garage, central heated radiator.

W.C
Wash hand basin, w.c, chrome heated towel rail, double glazed acoustic window to front, tiled flooring.

Landing
Spacious & bright landing with doors off to all first floor accommodation, large cloakroom off, skylight to side.

Master Bedroom
13'1" x 10'8" (3.99 x 3.27)
Fitted wardrobes providing ample storage, double glazed window to rear overlooking to the garden, central heated radiator.

En-Suite
Shower, wash hand basin, w.c, chrome heated towel rail, spot lights, double glazed window to side.

Bedroom 2
11'7" x 10'9" (3.55 x 3.28)
Double glazed window to rear, central heated radiator.

Bedroom 3
10'0" x 9'5" (3.06 x 2.88)
Double glazed acoustic glass to front, central heated radiator.

Bedroom 4
11'10" x 7'9" (3.62 x 2.38)
Double glazed acoustic window to front, large storage cupboard, central heated radiator.

Bathroom
Bath with electric shower over, wash hand basin, w.c, chrome heated towel rail, spot lights.

Garage
21'5" x 8'3" (6.53 x 2.52)
Roller shutter door to front, power & lighting through.

Garden
A true asset is this private rear garden that offers the perfect space for hosting friends & family, tidy lawn with a border of mature shrubs, large shed to the rear which is 5.97 x 2.94m, secure side access leads to the front with outside tap to the side of the conservatory.













Tenure (Freehold).

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.

Money Laundering Regulations.

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45+ VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

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 £300 inc VAT 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 surveyors who we are confident will provide you with a first class service relevant to your property needs, we will again receive a maximum referral fee of £200 inc vat. This referral fee does not impact the actual fee that you would pay had you approached them direct 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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VIEWING View by appointment only with Lex Allan. Opening times: Monday - Friday 9.00am to 5.30pm, Saturday 9.00am to 4.00pm.

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