Grove.

FIND YOUR HOME

501 Halesowen Road
Cradley Heath,
West Midlands
B64 7JE

Offers Over £270,000

On Halesowen Road, Cradley Heath, just outside of Halesowen, this beautifully presented period end-terrace home combines character features with modern living and style. The area is highly convenient, offering easy access to local shops and amenities within Halesowen Town, transport links including Old Hill Train Station, and the popular Haden Hill Park, all within close reach.

The property itself is immaculately maintained, boasting a block-paved frontage which creates excellent kerb appeal, alongside an entrance porch leading into the home. Internally, the spacious through reception room is cleverly divided by the feature freestanding staircase, adding both character and individuality to the space. Flooded with natural light from the front-facing bow window and double-opening French doors to the rear garden, this welcoming area is ideal for both relaxing and entertaining. The kitchen is fitted with modern units and integrated appliances, while also providing direct access to the garden. Upstairs, the property offers an inner landing with doors leading to the two main bedrooms, while a further hallway provides access to the third bedroom, modern family bathroom, and separate WC, a practical feature for busy households. Externally, the rear garden offers a fantastic space to unwind, featuring a stone-chipped seating area, decked entertaining space and a raised section filled with mature wildflowers and planting.

With its appealing blend of period charm, stylish interiors and a prime location, this wonderful home is sure to attract strong interest. Early viewing is highly recommended to fully appreciate everything this property has to offer. JH 24/07/2026 V2 EPC=D

Approach
Via a block paved frontage with wrought iron gates, step up to double glazed obscured front door into entrance porch.

Entrance porch
Glass door into the open plan through living area.

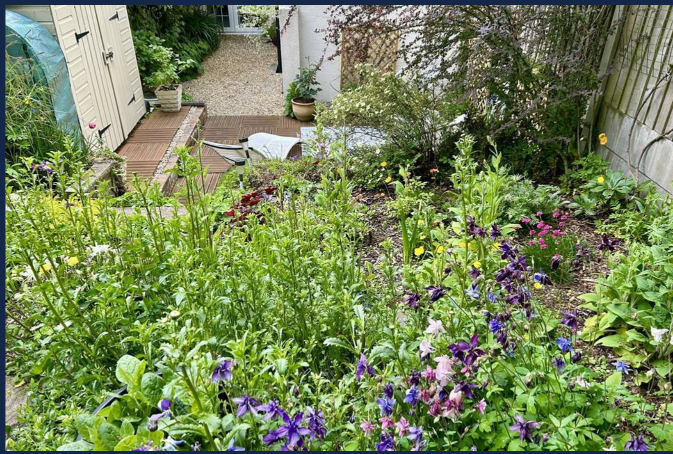
Living area 17'4" max 10'9" min x 26'6" (5.3 max 3.3 min x 8.1)
Double glazed French doors to rear, double glazed window to front, two central heating radiators, stairs to first floor accommodation, door into the kitchen.

Kitchen 7'6" x 18'0" (2.3 x 5.5)
Central heating radiator, high gloss wall and base units with roll top surface over and splashback tiling to walls, integrated oven, gas hob over, extractor, space for dishwasher, washing machine and fridge freezer, double glazed window to side, double glazed obscured door to side.

Inner landing
The inner landing has doors to two bedrooms and door way into further landing.

Bedroom two 11'5" x 11'5" min 12'1" max (3.5 x 3.5 min 3.7 max)
Double glazed window to rear, central heating radiator.


MULBERRY

Bedroom one 11'5" min 12'5" max x 11'9" (3.5 min 3.8 max x 3.6)
Double glazed window to front, central heating radiator, door to storage with loft access.

Main landing
Double glazed window to front, doors to bathroom, separate w.c. and bedroom three.

Bathroom
Double glazed window to side, vertical central heating towel rail, bath with monsoon shower head over, wash hand basin with mixer tap, cupboard housing central heating boiler.

Separate w.c.
Low level flush w.c., double glazed obscured window to side.

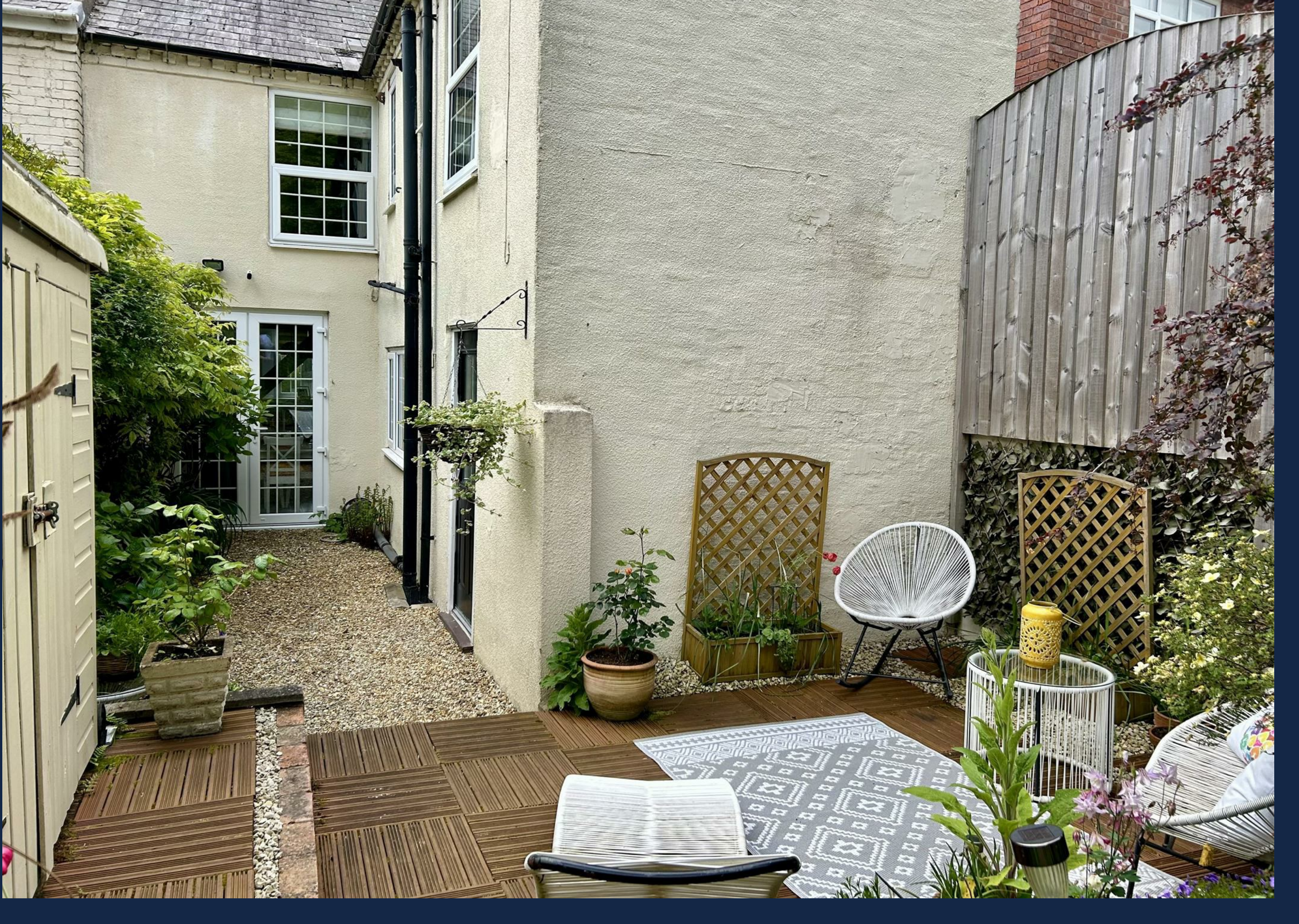
Bedroom three 8'2" x 7'10" (2.5 x 2.4)
Double glazed window to side, central heating radiator.

Garden
Stone chipping area with a variety of shrubs, raised decking area housing a shed, further tier with a wild flower area.

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 B

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

GROUND FLOOR
1ST FLOOR
KITCHEN
18'2" x 8'4"
5.54m x 2.54m
PORCH
RECEPTION ROOM
27'3" x 13'4"
8.30m x 4.06m
UP
BEDROOM 3
7'11" x 7'10"
2.41m x 2.39m
WC
STORAGE
BATHROOM
HALLWAY
BEDROOM 2
12'4" x 11'8"
3.75m x 3.56m
DOWN
STORE
BEDROOM 1
12'4" x 11'8"
3.75m x 3.56m

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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