Grove.

FIND YOUR HOME

61 High Haden Road
Cradley Heath,
B64 7PJ

Offers Over £325,000

Situated on High Haden Road in Cradley Heath, this detached home presents an excellent opportunity for buyers looking to personalise a property and create a home to suit their own style. Ideally positioned in a sought-after location, the property is just moments from Old Hill Train Station, Haden Hill Park and popular local amenities, including The Bell & Bear pub.

The accommodation briefly comprises a driveway to the front with gated side access leading to the rear garden and an entrance porch opening into the hallway. From here, there is access to two well-proportioned reception rooms and a modern kitchen fitted with integrated appliances. To the first floor are three bedrooms and a family bathroom. Outside, the rear garden is mainly laid to lawn and complemented by a patio area and mature hedging, offering a pleasant outdoor space.

Offering spacious accommodation and excellent potential to add your own personal touch, this is a fantastic opportunity not to be missed. Early viewing is recommended to appreciate all the possibilities this home has to offer. JH 14/05/2026 EPC=D





Approach
Via walled frontage, concrete and stone chipping driveway, raised beds with rockery with a variety of plants, double glazed opening doors into entrance porch.

Porch
Open brick and double glazed obscured door and windows into entrance hall.

Entrance hall
Stairs rising to first floor accommodation, central heating radiator, under stairs storage cupboard with double glazed obscured window to side, fuse box, electric meter and central heating boiler, doors to kitchen and two reception rooms.

Kitchen 5'6" x 19'4" (1.7 x 5.9)
Double glazed window and door to side, double glazed window to rear, central heating radiator, matching Shaker style wall and base units with square top surface over and splashback tiling to walls, integrated appliances including double oven, washing machine, fridge, freezer, dishwasher, hob, sink and drainer.

Reception room 11'9" x 13'9" (3.6 x 4.2)
Bay window to rear, door to rear, central heating radiator, coving to ceiling, feature fire.

Front reception room 11'9" x 14'5" (3.6 x 4.4)
Double glazed bay window to front, central heating radiator, coving to ceiling, feature fireplace.


GROUND FLOOR

1ST FLOOR

First floor landing
Doors to three bedrooms and bathroom.

Bedroom one 11'9" max 14'5" min x 12'1" max 11'5" min (3.6 max 4.4 min x 3.7 max 3.5 min)
Double glazed bay window to front, central heating radiator.

Bedroom two 12'1" x 10'9" min 12'1" max (3.7 x 3.3 min 3.7 max)
Double glazed window to rear, central heating radiator.

Bedroom three 5'10" x 7'6" (1.8 x 2.3)
Window to front, central heating radiator, loft access with ladder.

Bathroom
Obscured window to rear, vertical central heating towel rail, corner shower, vanity set with low level flush w.c. and wash hand basin with mixer tap, bath with telephone mixer tap.

Rear garden
Concrete slabbed patio with steps down to the lawn being bordered with a variety of shrubs and offers slabbed pathway to the rear slabbed patio.

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 D

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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