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FIND YOUR HOME



36 Briery Close
Cradley Heath,
West Midlands
B64 7LQ

Offers Over £230,000

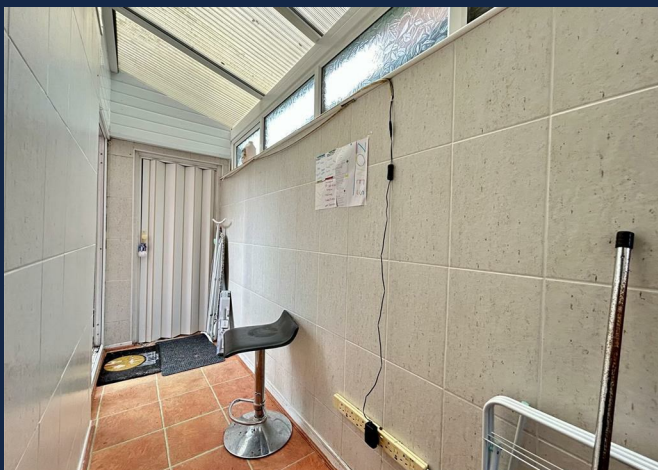


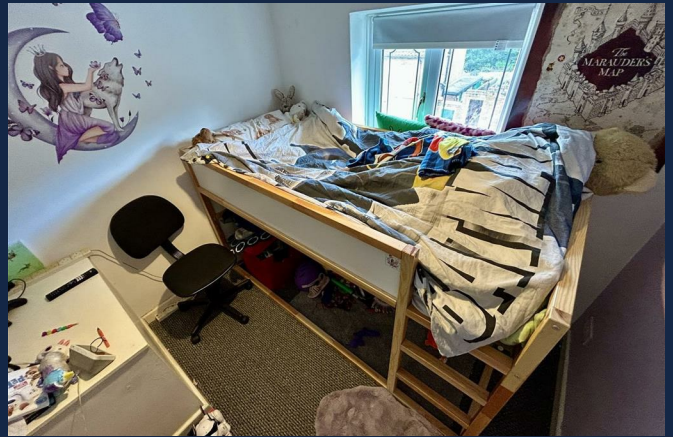
On Briery Close, Cradley Heath, this delightful end terrace home offers three well-proportioned bedrooms, ideal for families or those seeking extra space. Situated in a peaceful neighbourhood, this home is conveniently located near local amenities, schools, and parks, making it an excellent choice for families. The surrounding area offers a friendly community vibe, while still being within easy reach of transport links for those commuting to nearby towns or cities.

The property briefly comprises of a tarmacadam driveway to the front, entrance hall, two reception rooms, kitchen, veranda with store/utility, toilet and utility in the outhouse, three bedrooms and a family bathroom. The garden is slabbed and easily maintained.

With its spacious layout and practical features, it presents a wonderful opportunity for anyone looking to settle in a welcoming environment. JH 26/06/2025 EPC=D







Approach

Via tarmac driveway with block paved borders, step to double glazed front door into entrance hall.

Entrance hall

Central heating radiator, cupboard housing fuse box and meters, double glazed obscured window to side, stairs to first floor accommodation, door to kitchen and reception room.

Reception room 11'1" min 12'1" max x 12'9" (3.4 min 3.7 max x 3.9)

Double glazed bow window to front, coving to ceiling, dado rail, feature fire, central heating radiator.

Kitchen 7'2" min 9'10" max x 3'7" min 6'10" max (2.2 min 3.0 max x 1.1 min 2.1 max)

Double glazed window to rear, double glazed obscured door to veranda, matching wall and base units with roll top surface over, splashback tiling to walls, integrated oven with hob over, sink with mixer tap and drainer, space for dishwasher, coving to ceiling, central heating boiler, central heating radiator, bifold door to pantry with double glazed obscured window to side.

Rear reception room 8'10" min 9'10" max x 11'5" (2.7 min 3.0 max x 3.5)

Double glazed window to rear, central heating radiator, coving to ceiling, dado rails, gas fire with surround.

Veranda 3'3" x 14'9" (1.0 x 4.5)

Double glazed obscured door to front, double glazed obscured door to side to rear garden with double glazed panels either side, double glazed window to side, bifold door to utility/store.



Utility/store 3'11" x 4'11" (1.2 x 1.5)
Space for white goods.

First floor landing
Having loft access with ladder, double glazed obscured window to side, doors to bedrooms and bathroom.

Bedroom one 12'1" x 10'5" (3.7 x 3.2)
Double glazed window to front, built in wardrobes with over head units, central heating radiator

Bedroom two 11'5" max x .29'6" min x 8'10" min 9'10" max (3.5 max x .9 min x 2.7 min 3.0 max)
Double glazed window to rear, central heating radiator.

Bedroom three 11'5" max 9'6" min x 8'10" min 9'10" max (3.5 max 2.9 min x 2.7 min 3.0 max)
Double glazed window to front, central heating radiator.

Bathroom
Double glazed obscured window to rear, vertical central heating radiator, airing cupboard, pedestal wash hand basin, bath with electric shower over.

Rear garden
Slabbed area with step to further slabbed area, greenhouse to rear, outdoor tap.

Outside w.c.
Double glazed obscured window to side and w.c.

Outhouse 5'2" x 6'10" (1.6 x 2.1)
Double glazed window to rear, complementary tiling to walls and plumbing for washing machine.

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.

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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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