

Grove.

FIND YOUR HOME



57 Trejon Road
Cradley Heath,
West Midlands
B64 7HL

Offers In The Region Of £340,000



Situated on Trejon Road, this well presented home is ideal for families seeking additional space, offering three double bedrooms and a convenient location close to the amenities of Cradley Heath and Halesowen. Local shops, Old Hill Train Station and the popular Haden Hill Park are all within easy reach.

The property is approached via a driveway to the front, with access into the home through the front entrance and garage door. Inside, the welcoming entrance hall provides access to two reception rooms, with the rear reception room opening through to the dining and kitchen area, creating a practical and sociable space for everyday family life. The kitchen also provides internal access to the garage, which benefits from a downstairs WC for added convenience. Upstairs, there are three well proportioned bedrooms, with the third bedroom featuring a useful wardrobe area, along with a family bathroom fitted with both a bath and shower. Outside, the rear garden offers a combination of patio, raised decking and lawn, bordered by a variety of established shrubs, providing a pleasant space for relaxing and entertaining.

With its generous accommodation, practical features and convenient location, this property is sure to appeal to a wide range of buyers. Early viewing is highly recommended to fully appreciate all that this charming family home has to offer. JH 15/09/2026 V1 EPC=D







Approach

Via a tarmacadam driveway with walled frontage, double glazed front door leads to entrance porch.

Porch

Double glazed windows to surround, obscured door into entrance hall.

Entrance hall

Stairs to first floor accommodation, central heating radiator, coving to ceiling, under stairs store cupboard housing the central heating boiler and fuse box, doors to kitchen diner and lounge.

Lounge 11'1" min 13'5" max x 9'6" min 10'9" max (3.4 min 4.1 max x 2.9 min 3.3 max)

Double glazed bay window to front, coving to ceiling, central heating radiator.

Kitchen diner 16'8" max 12'5" min x 14'5" max 6'2" min (5.1 max 3.8 min x 4.4 max 1.9 min)

Double glazed French doors to rear, double glazed door and window to rear, inset ceiling spotlights, vertical central heating radiator, gloss wall and base units with square top surface over, splashbacks, integrated fridge, freezer, dishwasher and double oven, hob, extractor, sink with mixer tap and drainer, door into the garage.

Downstairs w.c.

Access via the garage with low level flush w.c., vanity style wash hand basin with mixer tap.

First floor landing

Loft access and doors into three bedrooms and bathroom.











Bathroom

Two double glazed obscured windows to rear, vertical central heating towel rail, shower, bath with jets, wash hand basin with mixer tap, low level flush w.c.

Bedroom one 13'5" max 11'1" min x 8'6" (4.1 max 3.4 min x 2.6)

Double glazed bay window to front, central heating radiator, fitted wardrobes.

Bedroom two 10'9" x 9'6" min 10'9" max (3.3 x 2.9 min 3.3 max)

Double glazed window to rear, central heating radiator.

Bedroom three 14'1" x 6'2" (4.3 x 1.9)

Double glazed window to front, central heating radiator.

Bedroom three dressing area 5'10" x 7'2" (1.8 x 2.2)

Double glazed window to front, central heating radiator.

Rear garden

Decked and slabbed patio area, lawn with stone chipping borders, raised sleeper bed with a variety of shrubs, further slabbed patio to the rear and shed.

Garage 18'8" x 6'2" (5.7 x 1.9)

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

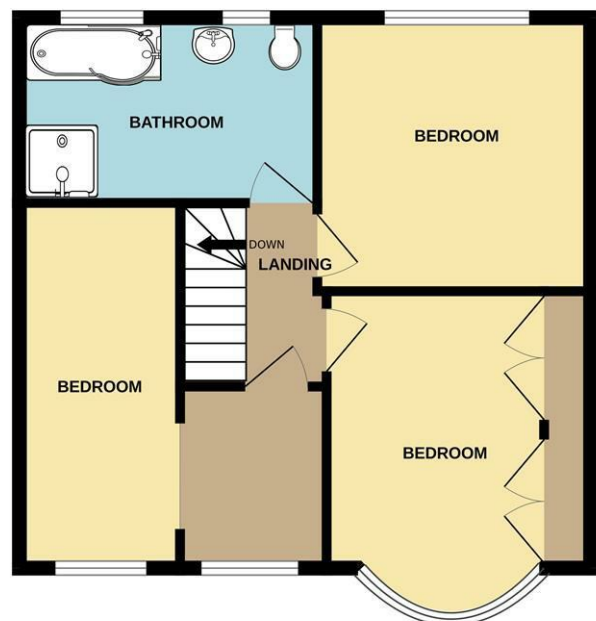
In order to comply with Money Laundering Regulations, from June 2017, all prospective purchasers are required to provide the following -
1. Satisfactory photographic identification. 2. Proof of address/residency. 3. Verification of the source



GROUND FLOOR
581 sq.ft. (54.0 sq.m.) approx.



1ST FLOOR
518 sq.ft. (48.1 sq.m.) approx.



TOTAL FLOOR AREA : 1099 sq.ft. (102.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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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