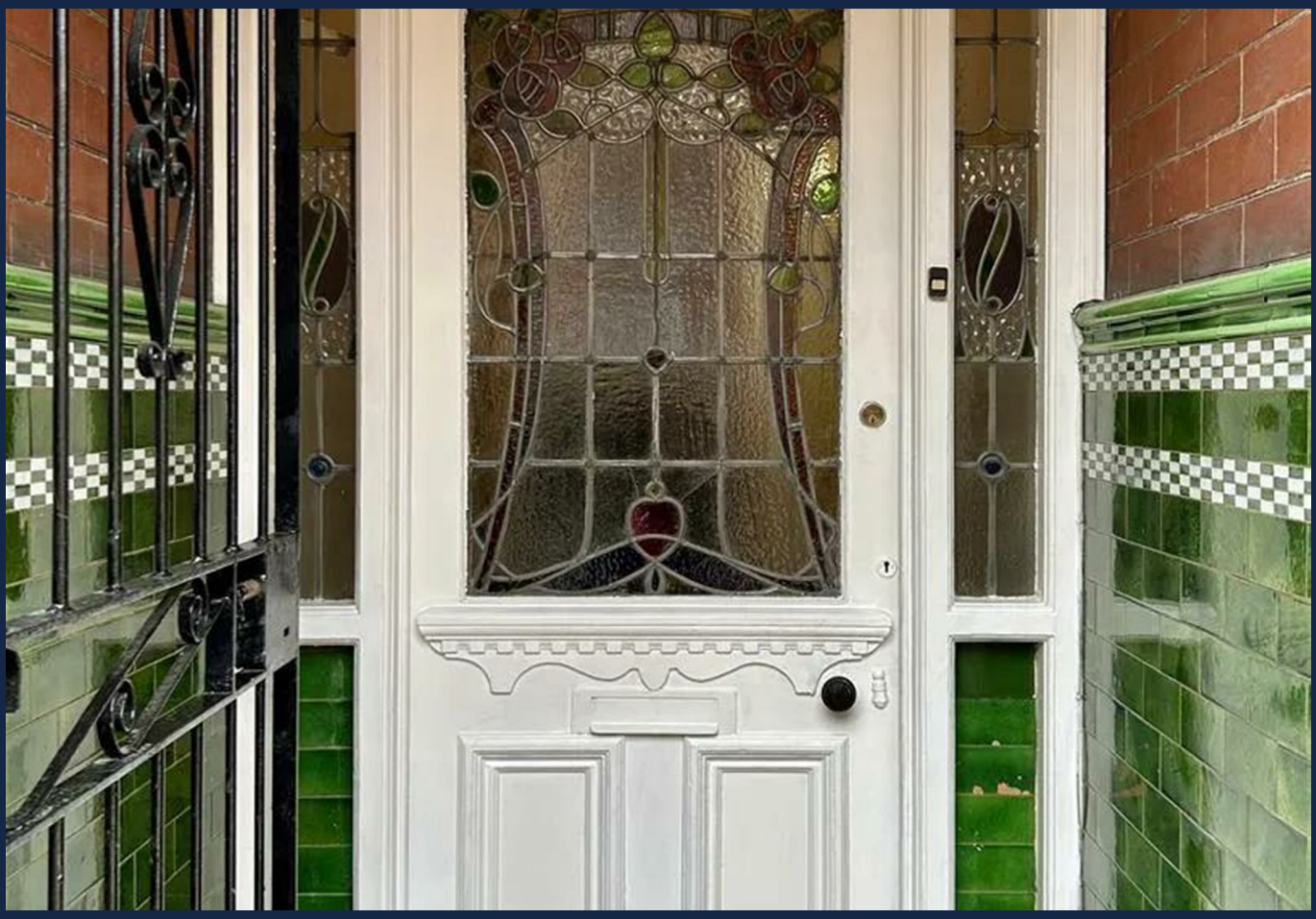
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17 Sydney Road
Cradley Heath,
West Midlands
B64 5BA

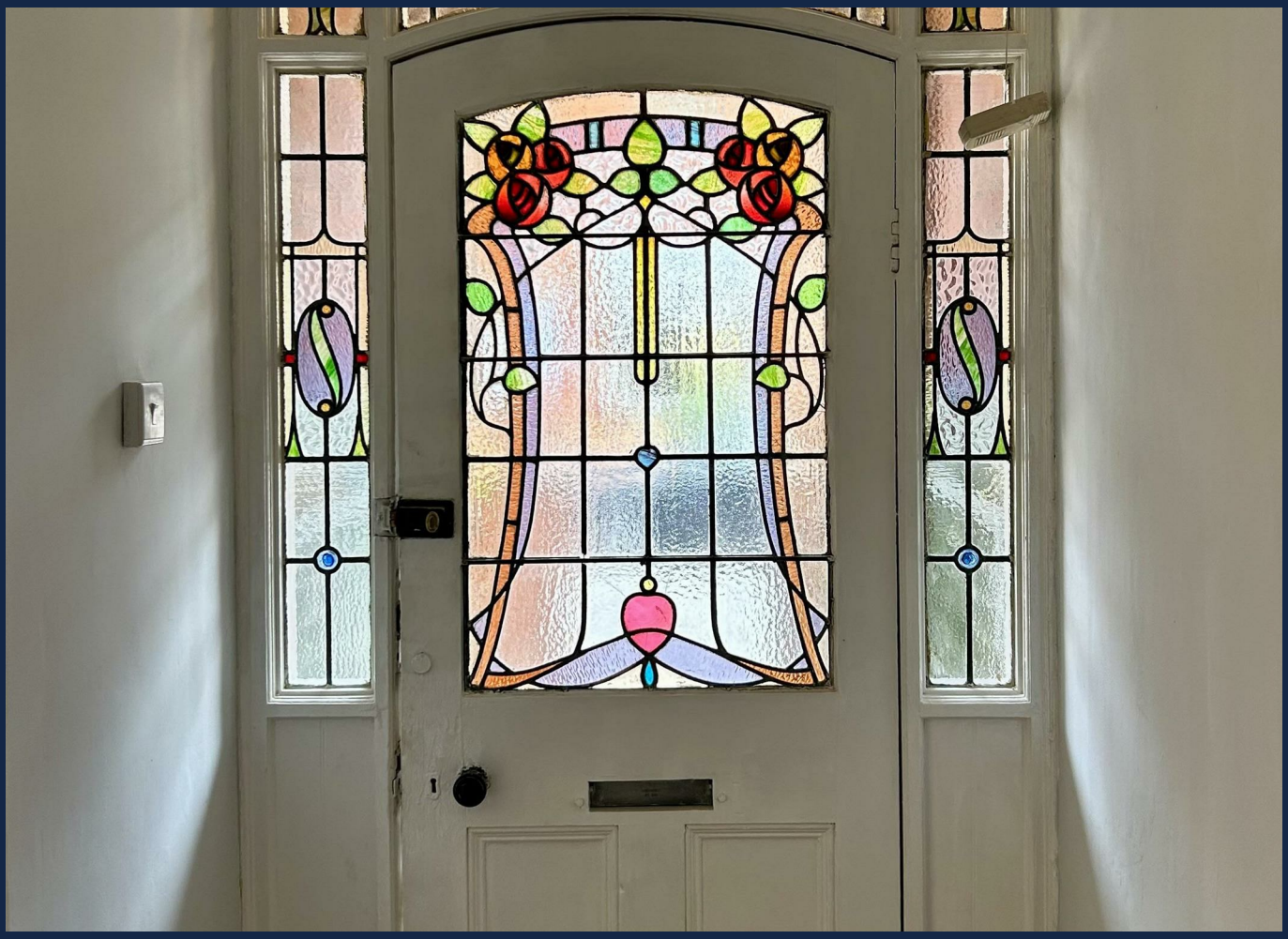
Offers In The Region Of £425,000



Situated on Sydney Road in Cradley Heath, this characterful semi detached house occupies a road lined with notably attractive Victorian and Edwardian style family homes, known for their charm, character and original features. The property itself offers a fascinating piece of history, featuring a brick built air raid shelter constructed by Ernest Stevens, the "Great Stourbridge Benefactor". Accessed from the kitchen, the shelter retains its distinctive escape hatch and original features, offering endless potential to create a unique space for family use, whether as a wine cellar, snug, utility or something more imaginative.

The property itself offers a front garden, with access into the home via a gated open porch featuring stained glass and Minton tiling. The Minton tiling continues into the grand entrance hall, which provides access to the two largest reception rooms, with the rear reception room offering double opening doors to the garden, as well as access to the cellar. The breakfast room provides access to an additional reception room, which features a traditional annunciator panel. The modern kitchen has been recently fitted and provides access to the air raid shelter and WC. Upstairs are four well proportioned bedrooms and a family bathroom with both a bath and shower. The garden provides a blank canvas, ready to be transformed to suit modern family living.

With its spacious rooms, period character, fascinating history and prime location, this property presents an excellent opportunity for families or individuals looking for a home with genuine charm and plenty of potential. JH 27/10/2026 V3




















Approach
Via a walled frontage with gated access into the slabbed fore garden with brick beds with a variety of shrubs, steps up to the gated open porch with tiled walls, minton tile flooring, single glazed obscured stained glass door and windows into the entrance hall.

Entrance hall
Minton tile flooring, coving to ceiling, ceiling rose, central heating radiator, stairs to first floor accommodation, doors to two reception rooms, breakfast room and door to cellar.

Cellar 6'6" x 5'10" (2.0 x 1.8)
Tiling to walls.

Lounge 13'1" min 15'5" max x 14'5" max 13'5" min (4.0 min 4.7 max x 4.4 max 4.1 min)
Double glazed bay window to front with single glazed stained glass windows, feature fireplace, central heating radiator, coving to ceiling, ceiling rose.

Dining room 13'5" x 11'1" min 12'5" max (4.1 x 3.4 min 3.8 max)
Double opening doors to rear, central heating radiator, picture shelves, coving to ceiling, feature fireplace.

Vestibule 7'2" x 7'6" (2.2 x 2.3)
Double glazed door and two windows to side, cupboard housing the fuse box and electric meter, door into pantry/store cupboard.






















Breakfast Room 10'9" x 10'5" (3.3 x 3.2)
Double glazed window to side, central heating radiator, double opening doors to fitted storage, further built in storage cupboard, an annunciator panel to wall. Doorway into the kitchen.

Kitchen 15'1" max 9'10" min x 10'9" (4.6 max 3.0 min x 3.3 )
Two double glazed windows to side, central heating radiator, wall and base units with wood effect surface over, splashback tiling to walls, sink with mixer tap and drainer, integrated oven, gas hob, extractor, space for washing machine and fridge freezer, entrance to inner hall.

Inner hall
Providing access to downstairs w.c. and access to an air raid shelter.

Air raid shelter 7'6" z 7'6" (2.3 z 2.3)
Open brick walls with feature escape hatch.

Downstairs w.c.
Double glazed obscured window to side, w.c., corner wash hand basin, half height tiling to walls.

First floor landing
Coving to ceiling, central heating radiator, doors into four bedrooms and bathroom.

Bedroom one 13'5" x 15'8" max 13'9" min (4.1 x 4.8 max 4.2 min)
Double glazed window to rear, feature fireplace, central heating radiator.

Bedroom two 13'1" x 12'1" (4.0 x 3.7)
Double glazed bow window to front, central heating radiator, coving to ceiling, feature fireplace.

Bedroom three 8'6" x 10'9" (2.6 x 3.3)
Double glazed window to side, central heating radiator.

Bedroom four 6'6" x 9'2" (2.0 x 2.8)
Double glazed window to front, central heating radiator.

Bathroom
Double glazed obscured window to the side, electric shower, bath with mixer tap, vanity style wash hand












GROUND FLOOR
1ST FLOOR
AIR RAID SHELTER
WC
KITCHEN
BREAKFAST ROOM
VESTIBULE
DINING ROOM
SITTING ROOM
BEDROOM
BATHROOM
LANDING
BEDROOM
BEDROOM
BEDROOM
BOW
16 SYDNEY ROAD, CRADLEY HEATH, B64 5BA

basin with mixer tap, low level flush w.c., cupboard housing central heating boiler, central heating radiator.

Rear garden
Slabbed patio area, concrete area, steps down to a slabbed pathway through the lawn with shrubs to borders, outside tap.

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 C

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.

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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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