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FIND YOUR HOME



13 Norwood Avenue
Cradley Heath,
West Midlands
B64 7NE

Offers In The Region Of £230,000



On Norwood Avenue in Cradley Heath, this delightful semi-detached house presents an excellent opportunity for both first-time buyers and those seeking a comfortable family home. The property boasts an extension, creating a modernised kitchen with bifold doors to the rear garden. The property includes parking for one vehicle, providing a practical solution for those with a car. The surrounding area is known for its friendly community atmosphere and convenient access to local amenities, making it a desirable location for everyday living.

The property briefly comprises of a block paved driveway with slabbed steps and path to the front door and side access to the garden. Inside is a porch, entrance hall, reception room, open plan living area with kitchen and a utility. Upstairs are two bedrooms and a family bathroom. The garden offers patio and astro-turf.

This semi-detached house on Norwood Avenue is a wonderful blend of comfort and convenience, ready to welcome its new owners. Don't miss the chance to make this charming property your new home. JH
16/4/25 V1 EPC=D







Approach

Via block paved driveway with steps down to front door and stone chipping path to side.

Porch

Double glazed obscured door to porch, double glazed windows to surround, door into hall.

Hall

Central heating radiator, double glazed window to side, stairs to first floor accommodation, doors to utility and lounge.

Lounge 9'10" min 11'1" max x 19'4" (3.0 min 3.4 max x 5.9)

Double glazed window to front, coving to ceiling, feature media wall, central heating radiator, entrance to kitchen.

Kitchen 12'1" x 15'5" (3.7 x 4.7)

Double glazed bifolding doors to rear, two double glazed skylights, wall and base units with square top marble effect surface over, splashbacks, double glazed window to rear, breakfast bar with base units, wine rack and splashbacks, integrated electric hob, oven, microwave, sink with mixer tap and drainer, extractor, hob, central heating radiator, integrated dishwasher.





Utility 5'10" x 10'9" (1.8 x 3.3)

Wall and base units with square top marble effect surface over, space for washing machine, integrated fridge freezer, door to side passage.

First floor landing

Double glazed obscured window to side, loft access with steps and doors radiating to:

Bedroom one 14'5" x 8'6" (4.4 x 2.6)

Two double glazed window to front, central heating radiator, built in cupboard.

Bedroom two 9'10" x 10'5" (3.0 x 3.2)

Window to rear, central heating radiator.

Bathroom

Double glazed window to rear, towel radiator, low level flush w.c., pedestal wash hand basin, bath with electric shower over.

Rear garden

Patio area, door to side access, stone chipping borders and shed.

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.

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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