



389 Halesowen Road
Cradley Heath,
West Midlands B64 7HU

Guide Price £215,000

...doing things differently



"A DELIGHTFUL SEMI DETACHED" This lovely traditional style semi detached family home simply **MUST** be viewed to be appreciated. With generous entrance hall, fabulous open plan through lounge diner, extended breakfast kitchen, three good bedrooms, house bathroom, rear garden, detached garage and front driveway parking, this property is ideal for family living. Add close proximity to Haden Hill park and Leisure Centre, good local schools including Earls High School and Old Hill train station literally a stone's throw away, and this fabulous home ticks all the boxes. Please call us at the earliest opportunity to avoid disappointment. PS 20/06/19 V4 EPC=E

Location

Cradley Heath lies to the North of Halesowen and falls within the boundaries of Sandwell Borough Council. As the name suggests it was originally Heathland between Cradley, Netherton and Old Hill. During the early 19th century a number of cottages were built encroaching onto the heath along the banks of the River Stour, mainly occupied by home industries such as nail making. During the industrial revolution Cradley Heath developed and became famous not only for nails but was once known as the world centre of chain making. It was the birthplace for the Black Country Bugle and is thought to be the historic home of the Staffordshire Bull Terrier. In fact you would be hard pushed to find anywhere more Black Country than Cradley Heath. Cradley Heath is great place for first time buyers on a limited budget. Predominated by Victorian terraced housing it offers some fantastic opportunity for starter homes. It also retains some of the finest examples of grander Victorian Homes in street such as Sydney Road, which has been used by the BBC for filming Peaky Blinders. Cradley Heath retains a very traditional High Street with not one but two market halls with a large Tesco in the centre. It has its own Train Station which provides links to Birmingham and to Worcester, alongside a bus interchange just outside to station. It is only a few minutes' drive (or even a reasonable walk) from the large Merry Hill shopping centre. Close by is Haden Hill Park, a historical Victorian landscape with a Victorian Mansion and Tudor Hall. The landscape offers stunning views of the surrounding area. The park is a popular venue for historical local events and environmental activities. It has children's play areas, bowling greens, ornamental lakes and formal garden areas. It is also said that the hall is haunted. Ormiston Forge Academy (formerly Heathfield High School) became an Academy in 2012 and was rated 'Good' by Ofsted in 2016.

Approach

Via block paved driveway to front leading to main entrance door opening into:

Reception hallway

Obscured double glazed windows and main entrance door to front, stairs to first floor accommodation with understairs storage cupboard with wall mounted central heating boiler, central heating radiator, tiled flooring and doors radiating to open plan lounge diner and kitchen.







Through lounge diner 11'5" x 22'11" (3.5 x 7.0)

Double glazed bay window to front, sliding patio doors to rear accessing garden, feature decorative fire surround and hearth with inset living flame gas fire, central heating radiator, wood effect laminate flooring.

Extended breakfast kitchen 12'1" min 10'2" max x 18'4" (3.7 min 3.1 max x 5.6)

Double glazed windows to dual side aspect, central heating radiator, range of white high gloss wall mounted and base units with work surfaces over incorporating sink, drainer and mixer tap over, integral electric oven and four burner gas hob with extractor over, space and plumbing for washing machine and dishwasher, tiling to splashback areas and tiled flooring, double glazed sliding patio doors opening on to garden.

First floor landing

Obscured double glazed window to side, doors radiating to bedrooms and bathroom.

Bedroom one 11'5" x 12'5" (3.5 x 3.8)

Double glazed window to rear, central heating radiator, wood effect laminate flooring.

Bedroom two 11'5" x 9'10" (3.5 x 3.0)

Double glazed window to front, central heating radiator, wood effect laminate flooring.

Bedroom three 7'10" x 8'10" (2.4 x 2.7)

Double glazed window to rear, central heating radiator.

House bathroom 7'10" x 6'10" (2.4 x 2.1)

Obscured double glazed window to front, central heating radiator, white bath suite comprising of bath with shower mixer tap over, low level dual flush w.c., vanity wash hand basin with storage below and mixer tap over, tiling to splashback areas and wood effect laminate flooring.

Detached garage 8'10" x 16'0" (2.7 x 4.9)

Double wooden doors to front and double glazed window to rear.

Rear garden

Paved patio area with steps leading down to garden which is laid mainly to lawn with beds and borders housing a variety of plants and shrubs, timber built garden shed and timber fencing to enclose.

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.

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. In the absence of being able to provide appropriate physical copies of the above, Lex Allan reserves the right to obtain electronic verification.

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 Mr Tony Lowe of Green Street Surveys 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 20% of the fee that you pay to Green Street Surveys. This referral fee does not impact the actual fee that you would pay Green Street Surveys had you approached them direct 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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