



2 Macarthur Gardens Whitehall Road
Cradley Heath,
West Midlands B64 5BL

Guide Price £150,000

...doing things differently



Ideal for downsizers or first time buyers. This two bedroom ground floor apartment is ideally located within close proximity to a range of local shops, amenities and Cradley train station. The property has been maintained to a high standard over the years by the current vendors and now offers quality accommodation throughout as well as a private garden and electric gates leading to secure parking area. The property briefly comprises of kitchen, lounge diner, inner hallway, two good sized bedrooms, house bathroom. Being a listed building the property is brimming with character and must be viewed to be fully appreciated. LA 10/10/19 V1EPC=C









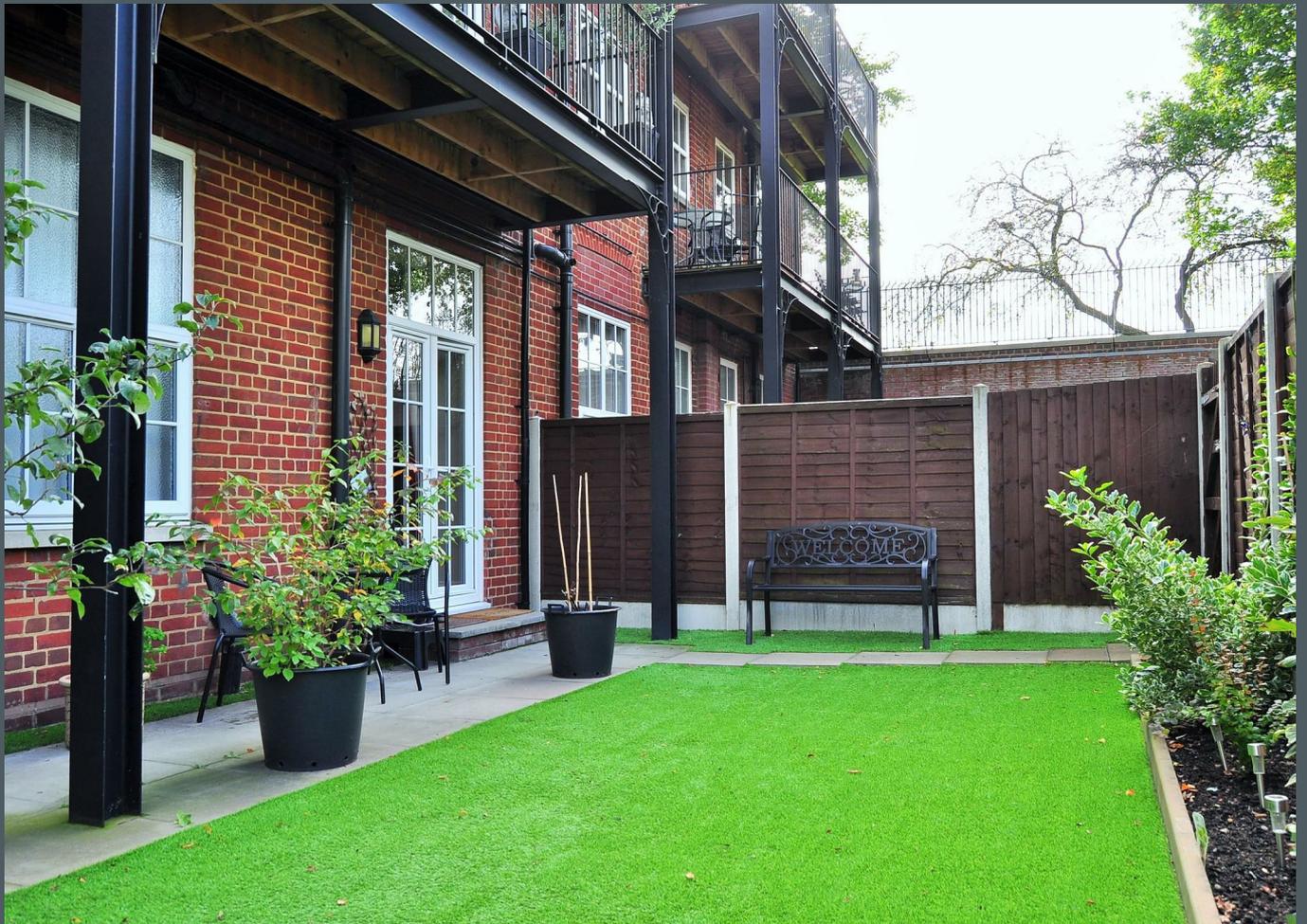
Approach

Via communal area, front gated tarmac area to the rear and access to private garden.

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 of 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.







Entrance hall

Central heating radiator, tile effect laminate flooring, door to:

Main reception room 17'4" x 19'4" (5.3 x 5.9)

Feature double glazed window to front, central heating radiator, range of wall and base units with work surface over incorporating sink and drainer with mixer tap over, electric oven, four burner gas hob with extractor hood over, tiling to splashbacks, space and plumbing for washing machine and fridge freezer, breakfast bar unit and tile effect laminate flooring, intercom system.

Inner hall

Central heating radiator, tile effect laminate, cupboard off and door to:

Bedroom one 9'10" x 12'9" max 10'9" min (3.0 x 3.9 max 3.3 min)

Central heating radiator, built in wardrobe, double glazed double doors to rear giving access to garden.

Bedroom two 8'2" x 13'9" (2.5 x 4.2)

Double glazed window to rear, central heating radiator, cupboard off.

House bathroom

White suite comprising of bath with mixer tap, pedestal wash hand basin with mixer tap over, low level flush w.c., shower enclosure, tiling to splashback areas, laminate flooring, central heating radiator, double glazed window to rear and extractor fan.

Rear garden

Slabbed patio area with surrounding borders and timber fencing to enclose, gate leading to gated parking area.

Tenure

Reference to the tenure of a property are based on information supplied by the seller. We are advised that the property is Leasehold, ground rent and other charges may be payable. A buyer is advised to obtain verification from their solicitor. We are advised that there is a service charge of £60.00 per month. The lease is from 1st January 2011 to 31st December 2210.

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 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 25% 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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**Lex Allan
Grove**

Lex Allan Grove Estate Agents
18 Hagley Road, Halesowen
West Midlands B63 4RG

0121 550 5400
lexallangrove.com
info@lexallangrove.com