



28 Sandwell Grove
Cradley Heath,
West Midlands B64 5DB

Guide Price £180,000

...doing things differently



"SUPER SEMI TICKS ALL THE BOXES" Located within a cul de sac position, this beautifully presented three bedroom semi detached house simply must be viewed to be appreciated. Built by Barratt Homes, the property offers high quality accommodation to include an entrance hall, generous lounge, breakfast kitchen and guest wc to the ground floor, master bedroom and en-suite shower room to the first floor, two further bedrooms and a super house bathroom. In addition, there is a separate garage en-bloc with allocated parking, and rear garden complete with seating area and firepit offering the ideal entertaining space. Don't delay, call today to arrange your viewing. PS 23/10/19 V1 EPC=C



Lex Allan Grove loves...
the cul-de-sac location







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

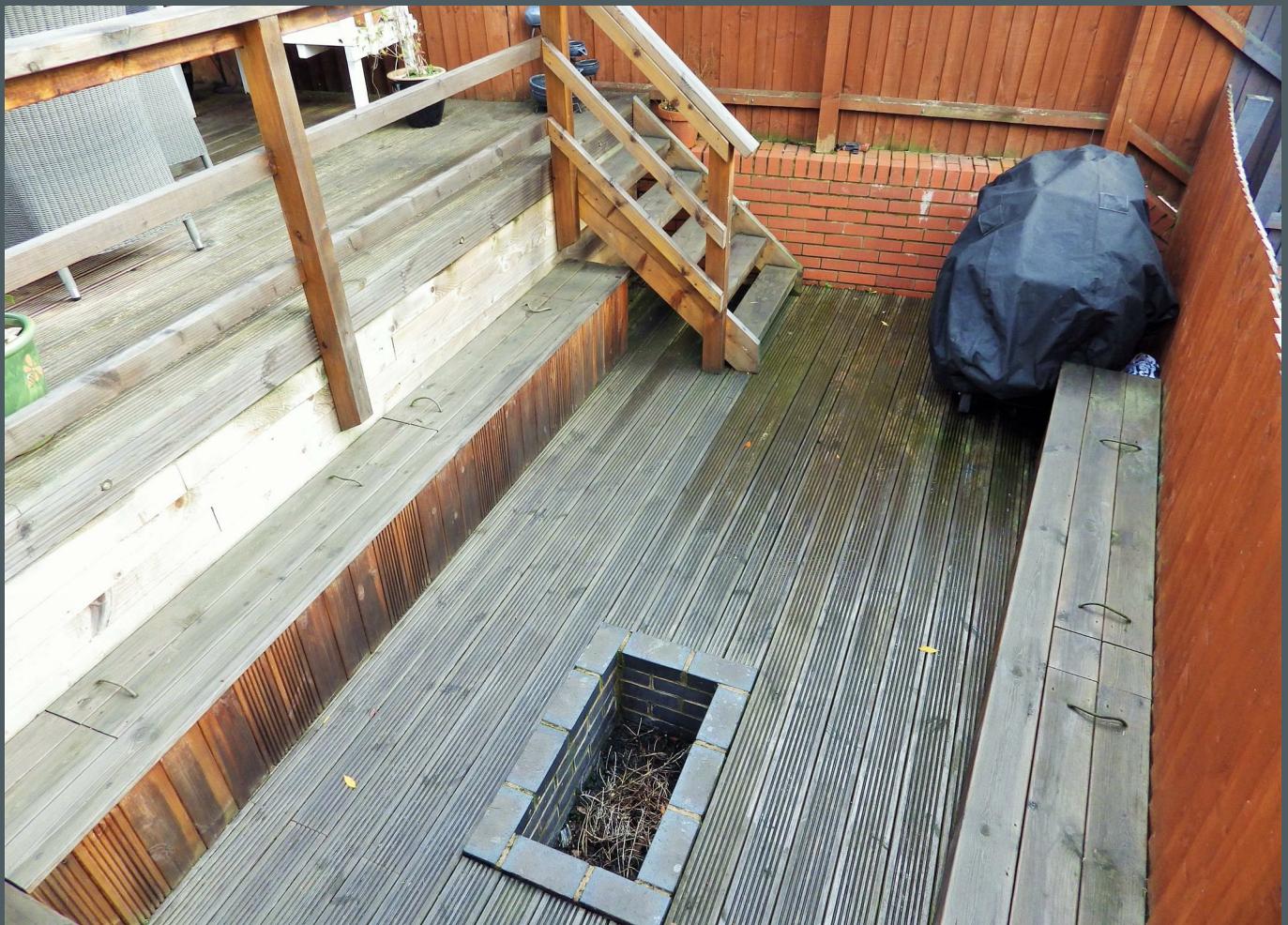
Via shared pathway with lawned fore garden leading to path to side with gated access to rear garden, canopy porch and main entrance door opening into reception hall.

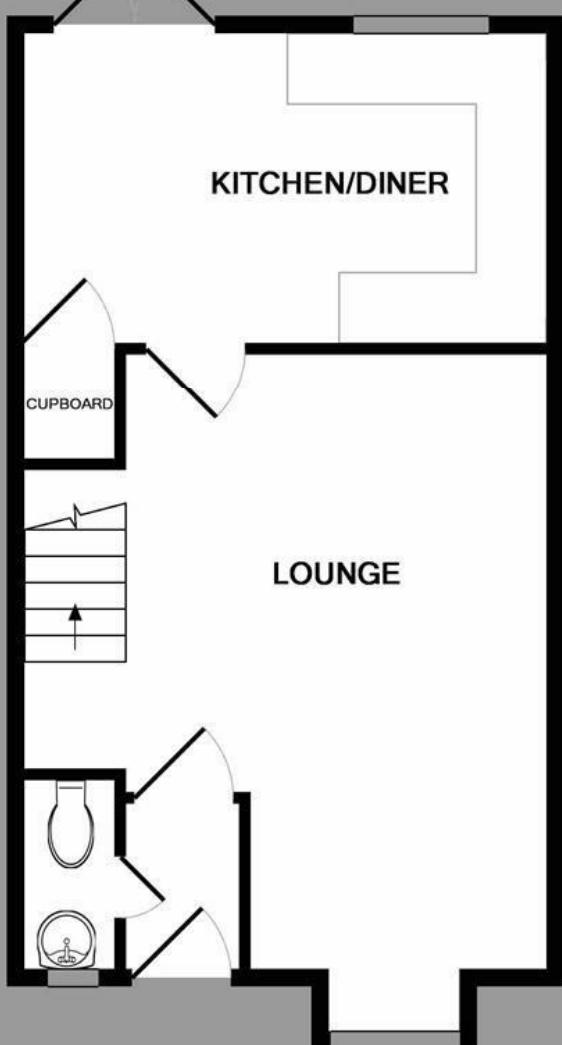
Reception hall

Main entrance door to front, central heating radiator, doors off to guest w.c. and lounge.

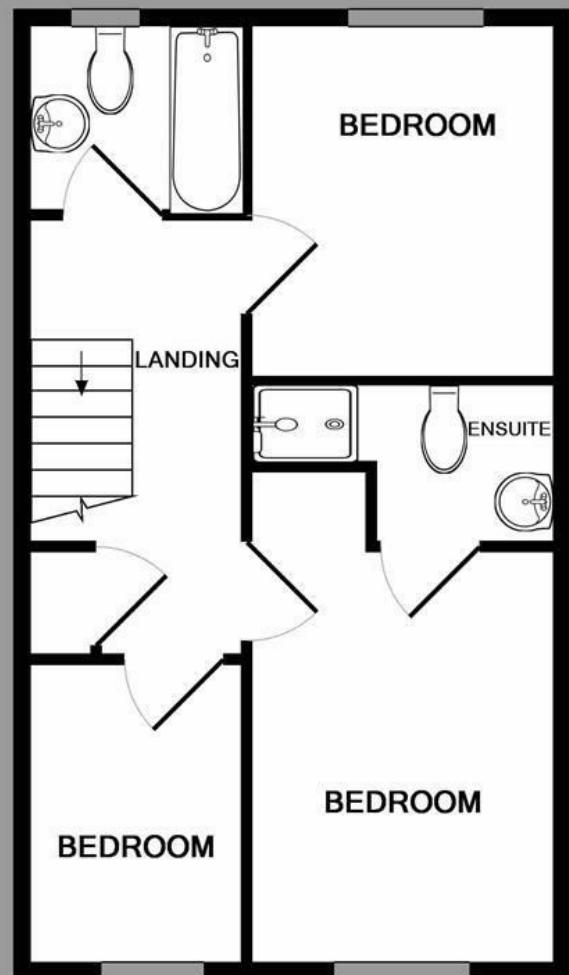
Guest w.c.

Obscured double glazed window to front, central heating radiator, low level close coupled dual flush w.c., corner pedestal wash hand basin with tiled splashback.





GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Lounge 12'1" min to staircase x 17'8" excluding bay

(3.7 min to staircase x 5.4 excluding bay)

Double glazed window to front, two central heating radiators, stairs to first floor accommodation, door to rear to kitchen diner.

Kitchen diner 14'9" x 8'10" (4.5 x 2.7)

Double glazed window to rear, further double glazed French doors to rear giving access to rear garden, central heating radiator, range of wall mounted and base units with roll edge work surfaces over incorporating a stainless steel sink and drainer with mixer tap over, integral electric oven and four burner gas hob with stainless steel splashback and extractor over, cupboard housing wall mounted Ideal combination boiler, space and plumbing for washing machine, built in under stairs store cupboard/pantry.

First floor landing

Access to loft space via hatch, built in over stairs store cupboard, doors leading to bedrooms and bathroom.

Bedroom one 11'9" x 13'9" max (3.6 x 4.2 max)

Double glazed window to front, central heating radiator, door to en-suite shower room.

En-suite

Central heating radiator, walk in shower enclosure with electric shower over and tiling to splashback areas, low level close coupled dual flush w.c., pedestal wash hand basin with tiled splashback, ceiling mounted extractor fan.

Bedroom two 8'6" x 9'10" (2.6 x 3.0)

Double glazed window to rear, central heating radiator.

Bedroom three 6'2" x 8'6" (1.9 x 2.6)

Double glazed window to front, central heating radiator.

House bathroom 6'2" x 5'6" (1.9 x 1.7)

Obscured double glazed window to rear, central heating radiator, white suite comprising of panelled bath, low level close coupled dual flush w.c., pedestal wash hand basin with tiled splashback, further tiling to splashback areas to bath, ceiling mounted extractor fan.

Rear garden

Low maintenance rear garden with slabbed areas, timber decking with steps leading down to lower entertainment area complete with built in seating incorporating storage and brick lined fire pit. To surround there is timber fencing with gate giving access to side.

Separate garage en-bloc 7'10" min x 17'4" (2.4 min x

5.3)

Having metal up and over door to front.

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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 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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