



29 High Haden Crescent
Cradley Heath,
West Midlands B64 7PD

Guide Price £400,000

...doing things differently



"THIS SPACIOUS FOUR BEDROOM DETACHED FAMILY HOME" offers impressive accommodation throughout with further potential to improve/extend and is located in a highly sought after area. The property is an architecturally designed family home commissioned circa 1948, by the original owner and now current vendor. Briefly comprises of a very large in out driveway with parking for numerous vehicles giving access to a massive 2/3 car garage with extra space for storage or use as a workshop, porch, entrance hallway, dining room, lounge, fitted kitchen with utility off, two downstairs w.c.'s. To the first floor there are four good sized bedrooms and house bathroom. To the rear is a beautifully maintained garden. We feel the property commands the highest position in the immediate local area and not only that offers NO UPWARD CHAIN. The generous proportions of the overall plot afford many opportunities for the purchaser to maximise its future potential. With the addition of central heating, double glazing and far reaching views this family home must be viewed to be fully appreciated. LA 31/10/19 V2 EPC=F



Lex Allan Grove loves...
the properties character







Location

The Haden Hill area is a much sought after location within Cradley Heath which lies to the North of Halesowen and falls within the boundaries of Sandwell Borough Council. 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. There is excellent access to the motorway network including junctions M5, M6 and M42, Ormiston Forge Academy (formerly Heathfield High School) became an Academy in 2012 and was rated 'Good' by Ofsted in 2016. Old hill station is within walking distance and offers a 25 minute rail journey at very regular intervals to Birmingham snow hill.

Approach

Via in out tarmac driveway providing off road parking for a number of cars with up and over door to side giving access to garage, door opening into porch.

Porch

Double glazed door and windows to front, tiled flooring, step into main entrance door to entrance hall.

Entrance hall

Central heating radiators, double glazed bay window to front, further window to side, cupboard off, stairs to first floor accommodation, door to:

Downstairs w.c.

With central heating radiator, low level w.c., double glazed window to side, wash hand basin.

Dining room 11'9" x 15'5" max 12'9" min (3.6 x 4.7 max 3.9 min)

Double glazed window to front, central heating radiator.

Lounge 14'5" x 21'3" (4.4 x 6.5)

Double glazed windows and door to rear, central heating radiator and feature fireplace.







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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Kitchen 11'5" x 12'9" max 9'2" min (3.5 x 3.9 max 2.8 min)

Double glazed window to side, range of wall and base units with work surface over incorporating sink and mixer tap, integral electric double oven and ceramic hob, space and plumbing for washing machine, door to rear giving access to utility room.

Utility room 9'2" x 6'10" (2.8 x 2.1)

Double glazed door to rear, wall mounted boiler, w.c. off, two windows to side.

First floor landing

Double glazed stained glass window to front, access to loft, doors radiating to:

Bedroom one 14'5" max 9'10" min x 12'9" (4.4 max 3.0 min x 3.9)

Double glazed window to rear, central heating radiator, range of built in wardrobes and built in basin with cupboard unit below.

Bedroom two 15'5" max 12'9" min x 10'2" (4.7 max 3.9 min x 3.1)

Double glazed bay window to front, central heating radiator, range of built in wardrobes.

Bedroom three 11'5" x 9'2" (3.5 x 2.8)

Double glazed window to rear, central heating radiator, range of built in cupboards.

Bedroom four 8'10" x 8'10" max 7'10" min (2.7 x 2.7 max 2.4 min)

Double glazed window to front, central heating radiator.

House bathroom

Obscured double glazed windows to side, central heating radiator, wash hand basin with mixer tap over, cupboards below, bath with mixer tap, w.c., bidet, complementary tiled walls.

Rear garden

Paved patio area, steps leading to lawned area, further tiers down leading to paved area and lawn, various beds and borders housing a variety of plants, shrubs and hedging to enclose.

Garage 33'5" x 15'5" max 10'9" min (10.2 x 4.7 max 3.3 min)

Metal up and over door, window to rear and rear door.

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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