



3 Beauty Bank  
Cradley Heath,  
West Midlands B64 7HY  
*Offers Based On £190,000*

*...doing things differently*



"A REAL BEAUTY" Having the benefit of being in close proximity of Old Hill train station, Haden Hill Leisure Centre and park this property would be a perfect first purchase with the benefit of a single storey rear extension creating a good sized living area downstairs. The property briefly comprises of initial storm porch, welcoming entrance hall with original minton flooring, two reception rooms, extended kitchen, utility room and downstairs bathroom, three well proportioned bedrooms and shower room, rear garden and free standing garage with ample parking space to the front of the property. JC 4/11/19 V1 EPC=E



**Lex Allan Grove loves...**  
the location of the  
property





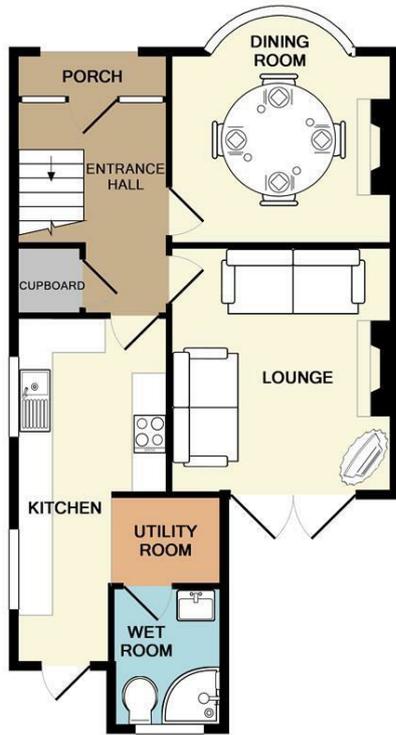


### Location

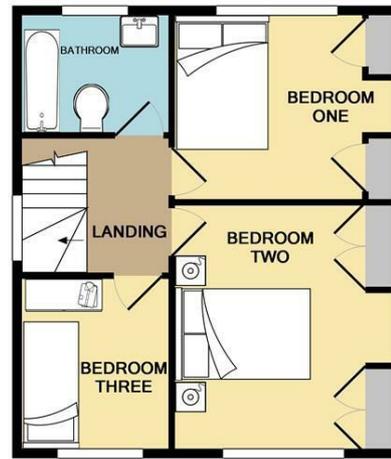
Cradley Heath lies to the North of Halesowen and falls within the boundaries of Sandwell Borough Council. As the name suggests it was originally Heathland between Cradley, Netherton and Old Hill. During the early 19th century a number of cottages were built encroaching onto the heath along the banks 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.







GROUND FLOOR  
APPROX. FLOOR  
AREA 556 SQ.FT.  
(51.6 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 434 SQ.FT.  
(40.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 990 SQ.FT. (92.0 SQ.M.)

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  
Made with Metropix ©2011

## Approach

Via block paved driveway with brick wall to front boundary, access to rear garden and freestanding garage to side of the property, step up to initial storm shelter with quarry tiles to floor, original stained glass lead lined windows with obscure double glazed composite door gaining access into:

## Welcoming entrance hall

With minton tiled flooring, central heating radiator, stairs to first floor accommodation with lead lined stained glass window to side elevation, door to storage cupboard under stairs, coving to ceiling, doors radiating to:

## Reception room one 11'5" max into bay x 11'1" (3.5 max into bay x 3.4)

Double glazed bay window to front elevation, central heating radiator, coving to ceiling, ceiling rose, .v. aerial point, hardwood flooring.

## Reception room two 11'1" max x 12'9" max (3.4 max x 3.9 max)

With double glazed French doors to rear patio, gas fire with stone mantle and hearth, central heating radiator, coving to ceiling and t.v. aerial point.

## Extended breakfast kitchen 18'0" max x 7'6" max (5.5 max x 2.3 max)

Double glazed windows to side elevation, range of cream wall and base units, inset composite sink and drainer with mixer tap

over, integrated electric oven and grill with four ring gas hob over and complementary extractor hood, roll edge hardwood effect work surface over, complementary splashback tiling, further space and plumbing for additional white goods, further space incorporating breakfast bar, t.v. aerial point, central heating radiator, composite double glazed door to rear garden and further door to:

## Separate utility room 5'6" x 4'7" (1.7 x 1.4)

Central heating radiator, space and plumbing for additional white goods, roll edge work surface over, complementary splashback tiling, door to:

## Downstairs bathroom 7'2" x 5'10" (2.2 x 1.8)

Obscured double glazed window to rear elevation, gas stainless steel towel rail, panelled bath with mixer tap and shower head over, low level flush w.c., vanity basin with built in storage under, tiling to floor and walls tiled floor to ceiling.

## First floor landing

Doors radiating to:

## Bedroom one 12'9" x 11'5" max (3.9 x 3.5 max)

Double glazed window to rear elevation, central heating radiator, built in storage cupboard floor to ceiling, coving to ceiling.

## Bedroom two 9'10" x 11'1" (3.0 x 3.4)

Obscured double glazed window to front elevation, central heating radiator, built in storage cupboard floor to ceiling, coving to ceiling.

### Bedroom three 7'10" x 9'2" (2.4 x 2.8)

Double glazed window to rear elevation, central heating radiator, coving to ceiling.

### Family shower room 7'10" x 6'2" (2.4 x 1.9)

Obscured double glazed window to front elevation, large corner shower cubicle with mixer shower head over, low level flush w.c., pedestal sink, tiled floor to ceiling, gas stainless steel towel rail.

### Rear garden

Being accessed via the side or alternative by the French doors off reception room two or kitchen and comprises of initial slabbed patio area leading to lawned area beyond with raised beds and hardstanding area to the rear of the garden currently housing summer house and greenhouse.

### 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.

**IMPORTANT NOTICE:** 1. No description or information given whether or not these particulars and whether written or verbal (information) about the property or its value may be relied upon as a statement or representation of fact. Lex Allan Grove Ltd do not have any authority to make representation and accordingly any information is entirely without responsibility on the part of Lex Allan Grove Ltd or the seller. 2. The photographs (and artists impression) show only certain parts of the property at the time they were taken. Any areas, measurements or distances given are approximate only and interior measurements are wall to wall. 3. Any reference to alterations to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. 4. No statement is made about the condition of any service or equipment.



**LexAllan  
Grove**

**Lex Allan Grove Estate Agents**

18 Hagley Road, Halesowen  
West Midlands B63 4RG

0121 550 5400

[lexallangrove.com](http://lexallangrove.com)

[info@lexallangrove.com](mailto:info@lexallangrove.com)