



88 Highgate Street  
Cradley Heath,  
West Midlands B64 5SA  
*Open To Offers £160,000*

*...doing things differently*



"DELIGHTFUL DETACHED ON HIGHGATE STREET" Benefiting from NO UPWARD CHAIN and in reasonable distance from Old Hill train station this property is a real box ticker and briefly comprises of initial entrance hall, kitchen diner, well proportioned reception room, two bedrooms and family bathroom. JC 18/11/19 V1 EPC=C



**Lex Allan Grove loves...**  
the fact the property is  
detached





### **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 side gate with pathway leading to front door gaining access into:

### **Entrance hall**

Double glazed window and door to front, central heating radiator, stairs to first floor accommodation and further doors radiating to:

### **Lounge 12'9" x 11'1" (3.9 x 3.4)**

Double glazed patio door to rear garden, wood effect laminate flooring, central heating radiator.

### **Bathroom**

Obscured double glazed window to front elevation, panelled bath, low level flush w.c., pedestal sink with central heating radiator.

### **Kitchen diner 17'8" x 10'5" (5.4 x 3.2)**

Double glazed window to rear elevation, double glazed window to side elevation, central heating radiator, range of pine effect wall and base units with inset stainless steel sink and drainer with mixer tap over, roll edge marble effect work surface over, inset electric oven with gas hob and complementary extractor hood over.

### **Bedroom one 12'9" x 13'5" (3.9 x 4.1)**

Double glazed window to rear elevation, central heating radiator, door off to:

### **En-suite**

Having shower cubicle, low level flush w.c., pedestal sink, double glazed obscured window to rear elevation, central heating radiator.

### **Bedroom two 10'2" x 7'2" (3.1 x 2.2)**

Double glazed window to side, central heating radiator.

### Rear garden

Accessed via the side of the property or alternatively via the sliding patio door off the lounge with slabbed path and lawn beyond.

### 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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