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8 Forest Drive
Cradley Heath,
West Midlands B64 5LW
Guide Price £200,000

...doing things differently



"FAB FAMILY HOME" Located at this quiet cul-de-sac address, this detached family home has been recently decorated and re-carpeted throughout and offers move in ready accommodation with NO UPWARD CHAIN. In brief, the property comprises welcoming entrance hall, guest cloaks, generous lounge and kitchen diner to the ground floor, with master bedroom with adjoining en suite shower room, two further bedrooms and house bathroom to the first floor. With double glazed windows and doors, gas central heating, low maintenance rear garden and tandem driveway parking leading to a good sized side garage, this is a property that simply must be viewed to be appreciated. Please call the office at the earliest opportunity to arrange. PS 23/1/20 V1 EPC=D



Lex Allan Grove loves...
the quiet 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 tarmacadam driveway to front offering parking for two to three cars leading to integral garage with lawned foregarden and block paved pathway leading to main entrance door into reception hall.



Reception hall

Main entrance door to front, obscured double glazed window to side, central heating radiator, doors leading to ground floor w.c. and lounge.

Ground floor w.c.

Obscured double glazed window to front, central heating radiator, low level close coupled w.c., vanity unit incorporating wash hand basin with storage below.

Lounge 4.4 max x 5.3 max

Double glazed window to front, two central heating radiators, stairs rising to first floor accommodation, feature decorative fire surround and hearth, door to rear to kitchen diner.

Kitchen diner 4.4 x 2.7

Two double glazed windows to rear, central heating radiator, range of white wall mounted and base units with roll edge work surface over incorporating stainless steel sink, drainer and mixer tap over, integral electric oven and four burner gas hob with tiled splashback and extractor hood over, space and plumbing for washing machine, under

counter fridge, built in under stairs store cupboard/pantry, further tiling to splashback areas, tiled flooring and double glazed door to rear giving access to garden.

First floor landing

Obscured double glazed window to side, access to loft space via hatch, built in over stairs airing cupboard housing wall mounted boiler, doors leading off to bedrooms and bathroom.

Bedroom one 2.5 x 4.0 max

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

En-suite

Double glazed window to side, central heating radiator, shower enclosure with thermostatically controlled shower over, vanity unit incorporating wash hand basin with mixer tap over and tiled splashback, low level close coupled dual flush w.c., tiling to splashback areas and tiled flooring.

Bedroom two 2.4 x 3.2

Double glazed window to rear, central heating radiator.

Bedroom three 1.8 x 2.7

Double glazed window to front, central heating radiator.

House bathroom 1.9 x 1.7

Obscured double glazed window to rear, central heating radiator, white suite comprising of panelled bath with mixer tap over, pedestal wash hand basin with mixer tap over, low level close coupled dual flush w.c., floor to ceiling tiling and tiled flooring.

Integral garage

Having metal up and over door to front, door to side giving access to rear garden, storage space to rafters and electric lighting.

Low maintenance rear garden

Having paved patio area and lawned area with timber fencing to enclose.

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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