



6 Hingley Court Hill Passage
Cradley Heath,
West Midlands B64 6HB

Guide Price £95,000

...doing things differently



HIGH SPEC ON FIRST TIME BUYERS FLAT. This beautifully presented two bedroom apartment would make an ideal first time buy or investment for someone looking for high quality fixtures and fittings in an apartment in a convenient location to shops and amenities. Briefly comprising of communal parking area, entrance hall, lounge, open plan kitchen dining space, two good sized bedrooms, house bathroom. Call the office at your earliest opportunity to arrange your viewing. LA 8/6/20 V2 EPC=C



Lex Allan Grove loves...
the high quality fixtures
and fittings







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 security intercom system to communal area with stairs to second floor, main entrance door opening into:



Reception hallway

Intercom entry system, cupboards off, access to loft and doors radiating to:

Lounge 15'1" max 8'2" min x 7'2" (4.6 max 2.5 min x 2.2)

Double glazed door to front, electric heater.

Dining space 9'10" x 8'2" (3.0 x 2.5)

Wooden laminate flooring, opening into:

Kitchen 8'6" x 9'6" (2.6 x 2.9)

Double glazed window to front, range of wall and base units with work surface over incorporating sink with mixer tap, ceramic hob with extractor hood over, electric integrated oven, built in washing machine, extractor fan.

Bedroom one 13'9" x 9'6" (4.2 x 2.9)

Double glazed window to front, electric heater.

Bedroom two 9'6" x 9'2" (2.9 x 2.8)

Double glazed window to rear.

Bathroom

Fully tiled walls, suite comprising of low level w.c., wash hand basin with mixer tap over, storage to side, bath with mixer tap and electric shower over, double glazed obscured window to rear, heated towel rail and built in storage cupboard off.

Tenure

Reference to the tenure of a property are based on information supplied by the seller. We are advised that the property is Leasehold, ground rent and other charges may be payable. A buyer is advised to obtain verification from their solicitor. We are advised that the lease has 83 years left to run with a monthly service charge of £82.00 which includes buildings insurance and ground rent.

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

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.

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.



**Lex Allan
Grove**

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