



28 High Haden Road  
Cradley Heath,  
West Midlands B64 7PJ

*Guide Price £290,000*

*...doing things differently*

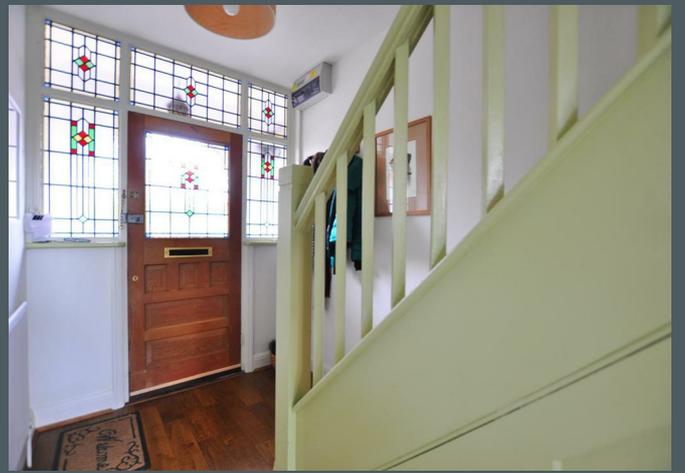


WOW WHAT A VIEW. NO UPWARD CHAIN. Situated on this popular residential address this three bedroom detached offers spacious accommodation throughout with accommodation briefly comprising of driveway to front, attractive entrance hall, lounge, kitchen diner, conservatory, utility room, downstairs shower room, three good sized bedrooms, house bathroom, beautifully maintained rear garden offering far reaching views and giving access to useful cellar space. This property simply must be viewed to be fully appreciated. LA 4/8/20 V3 EPC=D



**Lex Allan Grove loves...**  
the fantastic views







### 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 tarmac drive offering parking for a number of cars with bedding housing various shrubs, access to side to rear garden. Access to storm porch with door opening into:

#### **Entrance hall**

With central heating radiator, stained glass window and door to front, stairs to first floor accommodation.

#### **Lounge 11'9" max 11'1" min x 12'9" (3.6 max 3.4 min x 3.9)**

Double glazed bay window to front, gas fire, central heating radiator.

#### **Kitchen 11'1" x 9'10" (3.4 x 3.0)**

Double glazed window to rear with far reaching views, range of base units with work surface over incorporating sink with mixer tap, heated towel rail, extractor hood and gas fire.

#### **Utility**

With work surface incorporating sink with mixer tap, heated towel rail, double glazed window to rear and cupboard off.

#### **Shower room**

With shower enclosure, low level w.c., extractor fan.

#### **Conservatory 14'9" x 7'2" (4.5 x 2.2)**

Double glazed windows and door.

#### **First floor landing**

Double glazed window to side, doors radiating off to:

#### **Bedroom one 12'9" x 10'9" (3.9 x 3.3)**

Double glazed window to front and side, central heating radiator.

#### **Bedroom two 9'6" x 10'2" min 10'9" max (2.9 x 3.1 min 3.3 max)**

Double glazed window to rear with far reaching views, central heating radiator.

### **Bedroom three 7'2" x 8'2" (2.2. x 2.5)**

Central heating radiator, double glazed window to front, access to loft space.

### **House bathroom**

With white suite comprising of sink with mixer tap and storage below, bath, shower enclosure, low level w.c., heated towel rail, double glazed window to rear, extractor fan.

### **Rear garden**

Having slabbed patio area and steps leading down to tiered lawn areas, bedding housing shrubs and all with hedging 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 Grove 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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