



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

Offers In Excess Of £380,000

...doing things differently



A unique and charming detached family home. Offering flexible accommodation and boasting stunning views that must be seen to be appreciated. This spacious property offers living space spread over three levels, and the added bonus ample off road parking at the front of the property. High Haden Rd is a highly sought after postcodes and finds itself with good transport links, access to good schools, and a short distance from local shops and amenities.

The layout in brief comprises of entrance porch, entrance hall with parquet flooring covering the majority of the ground floor, a modern kitchen with ample storage located at the front of the property, a spacious dining room and separate lounge both benefitting from stunning views. Off the lounge is access to the balcony, ideal for sitting and enjoying the view with a coffee. The ground floor also provides access to the modernised house bathroom. Heading up to the first floor are two good sized double bedrooms, the main bedroom benefits from built-in wardrobes, eaves storage, and access to the en-suite Shower Room. The second double is located at the front of the property and also features built-in storage and eaves access. Below ground is a store room and the third bedroom/ potential annexe. This is a large living space divided to a sleeping area and a lounge area with bi-fold doors leading out to rear, off the lounge is the utility room with shower room. Externally the property offers off road parking for 3 vehicles on the split driveway, side accesses on both sides of the property to rear. At the rear is the impressive garden offering impressive views and is tiered away from the property, with slabbed seating area, mature flower beds, and a flat astro turfed lawn. Viewing is highly advised to appreciate the views and space on offer. AF 4/4/24 V2 EPC=D







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 retains a very traditional High Street with not one but two market halls with a large Tesco in the centre. Old Hill Train Station provides links to Birmingham and to Worcester, alongside a bus interchange at Cradley Heath which is the next train stop down just outside to station. It is only a ten minute drive 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.

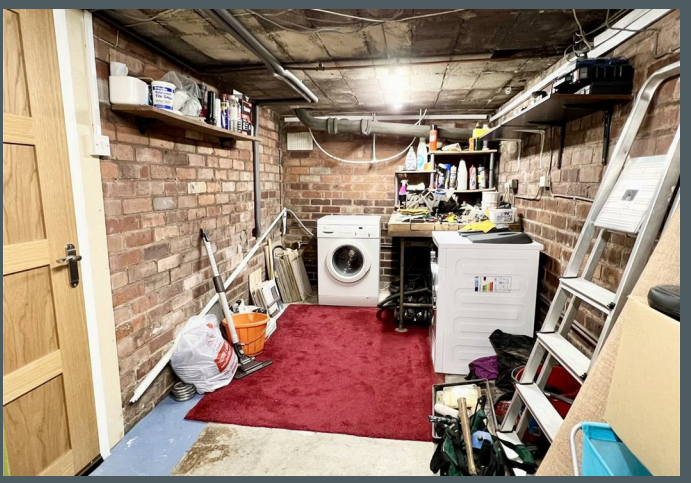
Approach

Via block paved driveway and a second driveway both having security telescopic posts, mature flower bed and access to both sides of the property.

Entrance porch 8'6" x 4'7" (2.6 x 1.4)

Triple glazed high security front door and side panels, parquet flooring and coat cupboard.









Hallway 9'10" x 5'10" (3.0 x 1.8)

Ceiling light, central heating radiator, parquet flooring.

Kitchen 8'10" x 12'5" (2.7 x 3.8)

Two double glazed windows, ceiling light point, range of wall and base units, electric oven, hob, solid oak work top with recess sink, built in fridge freezer, boiler cupboard, space for dishwasher, central heating radiator, plinth lighting and tiled floor.

Bathroom

Two double glazed windows, ceiling light point, shower over bath, wash hand basin, low level w.c. heated towel rail, half tiled walls, tiled floor.

Living room 12'1" x 12'9" (3.7 x 3.9)

Double glazed unit to side, sliding patio door, ceiling light point, central heating radiator, parquet flooring, feature gas fireplace, access to balcony.

Dining room 12'1" x 12'9" max (3.7 x 3.9 max)

Double glazed window, ceiling light point, central heating radiator, parquet flooring, feature fireplace.

First floor accommodation

Bedroom one 12'9" x 12'1" excluding wardrobes (3.9 x 3.7 excluding wardrobes)

Double glazed window with stunning views, ceiling light point, central heating radiator, two built in wardrobes, eaves storage.

En-suite shower room

Ceiling light point, extractor, shower cubicle with shower, low level w.c., wash hand basin, heated towel rail, tiled walls, tiled floor.

Bedroom two 11'1" x 12'1" (3.4 x 3.7)

Double glazed window, ceiling light point, built in wardrobe, eaves store, central heating radiator.

Lower ground floor annexe/bedroom three 14'5" max x 21'7" max (4.4 max x 6.6 max)

Double glazed window to side, ceiling light point, double glazed bifold door, central heating radiator, electric fireplace.

Store room 24'7" x 7'2" (7.5 x 2.2)

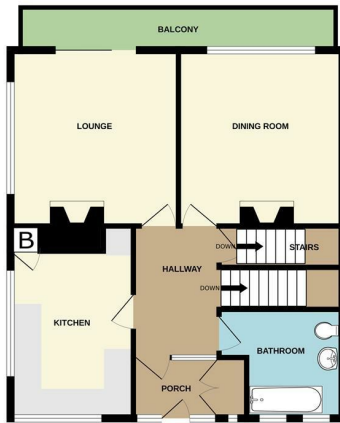
Space for appliances, ceiling light point, access to gas and electric meters.



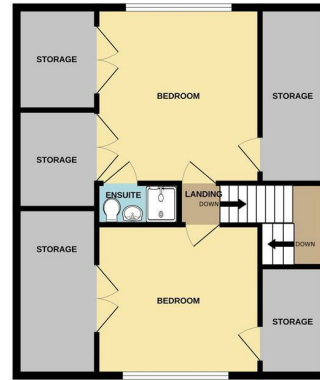
LOWER GROUND FLOOR
657 sq.ft. (61.0 sq.m.) approx.



GROUND FLOOR
643 sq.ft. (59.8 sq.m.) approx.



1ST FLOOR
617 sq.ft. (57.3 sq.m.) approx.



TOTAL FLOOR AREA: 1917 sq.ft. (178.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
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Utility room 9'6" max x 12'1" max (2.9 max x 3.7 max)

Located off the annexe, double glazed window, ceiling light, sink and work top, central heating radiator, laminate flooring.

Shower room 5'2" x 4'7" (1.6 x 1.4)

Located off the utility room having shower cubical, wash hand basin, low level w.c., heated towel rail, double glazed window, ceiling light.

Rear garden

Landscaped and tiered away from property, slabbed seating area, an 8ft x 10ft timber shed, steps down to flat astro turf lawn area with mature beds, further steps down to mature shrubbery and flower garden.

AGENTS NOTE:

Planning permission (Application No. DC/14/56837) was granted in 2014 for a two-storey side extension with further bedroom, bathroom, garage, dormer windows and extended rear balcony with brick piers. For further information please contact the office.

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.

Council Tax Banding

Tax Band is D

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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VIEWING View by appointment only with Lex Allan. Opening times: Monday - Friday 9.00am to 5.30pm, Saturday 9.00am to 4.00pm.

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