



1 Halesowen Road  
Cradley Heath,  
West Midlands B64 5NA

*Offers Over £165,000*

*...doing things differently*



No upward chain. A very well presented three bedroom end terraced property having lounge, second reception room, refitted kitchen diner, downstairs bathroom, three bedrooms and attractive rear garden. JE 29/8/23 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 is great place for first time buyers on a limited budget and 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, Aldi and Lidl. It has its own Train Station as well as Old Hill train station being close by which provides links to Birmingham and to Worcester, alongside a bus interchange just outside to station. It is only a few minutes' 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 steps leading to front door giving access to:

**Reception room one 13'1" max 11'9" min x 12'5" max 11'1" min (4.0 max 3.6 min x 3.8 max 3.4 min)**

Central heating radiator, double glazed window to front, t.v. point, door leading to inner lobby.

**Reception room two 11'9" x 12'5" max 11'1" min (3.6 x 3.8 max 3.4 min)**

Central heating radiator, double glazed window to kitchen, door with stairs to first floor accommodation.

### Inner lobby

Door leading to cellar.

**Kitchen diner 19'8" x 6'6" min 8'6" max (6.0 x 2.0 min 2.6 max)**

Central heating radiator, double glazed window to side, wall and base units, roll top work surfaces, stainless steel sink with drainer and mixer tap, four

ring gas hob, extractor fan, oven, integrated fridge freezer, integrated washer and dishwasher, cupboard housing boiler, tiled flooring, part tiled walls. Door leading to downstairs bathroom and door to rear garden.

### Bathroom

Double glazed window to side, double glazed obscured window to rear, central heating radiator, panelled bath with shower over and mixer tap wash hand basin with storage beneath, low level flush w.c., tiled walls, laminate flooring.

### First floor landing

Doors radiating to:

**Bedroom one 11'9" x 12'5" max 11'1" min (3.6 x 3.8 max 3.4 min)**

Central heating radiator, double glazed window to front.

**Bedroom two 11'9" x 12'5" max 11'1" min (3.6 x 3.8 max 3.4 min)**

Central heating radiator, double glazed window to rear, additional storage cupboard giving access to loft space.

**Bedroom three 11'9" x 7'6" (3.6 x 2.3)**

Central heating radiator, double glazed window to rear.

**Rear garden**

Shared courtyard with number 3, gate leading to block paved area, slabbed steps leading to lawn with mature shrubbery to borders, slabbed area with shed all with brick and fencing to the boundaries.

**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 A

**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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