



3 Willow Heights  
Cradley Heath,  
West Midlands B64 7PL

*Offers Over £275,000*

*...doing things differently*



Lex Allan Grove are proud to present a three bedroom detached bungalow situated in a popular residential address near to various amenities and commuter links. Located in a quiet close location and being offered with no upward chain, the property comprises of having entrance hall, spacious lounge, kitchen, three bedrooms and bathroom. To the outside the property further offers off road parking, garage and private rear garden. Internal viewings highly recommended. JE V2 4/3/2024 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 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 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 tarmacadam driveway, front lawn, block paved pathway to side giving access to rear, access to garage, double glazed panelled door to:

#### **Entrance hall**

Coving to ceiling, central heating radiator with decorative cover, door to storage cupboard housing central heating boiler.

#### **Lounge 18'0" x 12'1" max 11'5" min (5.5 x 3.7 max 3.5 min)**

Coving to ceiling, double glazed sliding door to rear, central heating radiator, feature fireplace.

#### **Kitchen 11'1" x 7'10" (3.4 x 2.4)**

Double glazed window to rear, central heating radiator, coving to ceiling, dado rail, range of matching wall and base units, surfaces over, stainless steel sink, drainer and mixer tap, part tiled walls, integrated oven, fridge, extractor fan, access to loft, panelled door to rear.

#### **Bedroom one 12'5" x 9'2" (3.8 x 2.8)**

Double glazed window to front, coving to ceiling, central heating radiator.

#### **Bedroom two 9'6" x 8'6" (2.9 x 2.6)**

Double glazed window to front, central heating radiator, feature fire, ceiling rose.

#### **Bedroom three 9'2" x 7'2" (2.8 x 2.2)**

Double glazed window to side, central heating radiator.

#### **Bathroom**

Double glazed obscured window to side, central heating radiator, low level flush w.c., pedestal wash hand basin, panelled bath, part tiled walls.

#### **Garage 16'4" x 8'2" (5.0 x 2.5)**

Up and over door, lighting and electrics, plumbing for washing machine, double glazed panelled door to side leading to rear garden.

### **Rear garden**

Block paved patio area, steps down to lawn, plant beds and mature shrubbery.

### **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 E

### **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.

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 do not have any authority to make representation and accordingly any information is entirely without responsibility on the part of Lex Allan 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. 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 or whether they are year 2000 compliant.

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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