



465 Halesowen Road
Cradley Heath,
B64 7JD

Guide Price £170,000

...doing things differently



A well presented three bedroom semi detached property being offered with NO UPWARD CHAIN. The property comprises of front garden, reception hall, front lounge, lounge/diner, kitchen, landing, three bedrooms, shower room, secluded rear garden, parking to rear with rear access to property. The property further benefits from good transport links, within catchment for local schooling and being a short walk from Haden Hill Park. JE 11/04/24 V9 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 chipping front garden with side path leading to panelled front door with matching side frame.

Porch

Double glazed obscured sliding door leading to reception hall and door with panel leading to rear garden.





Reception hall

Stairs to first floor accommodation, central heating radiator, doors leading to front lounge and further lounge diner.

Front lounge 15'1" x 10'9" (4.6 x 3.3)

Coving to ceiling, double glazed window to front, central heating radiator, t.v. point, feature electric fire with fireplace surround.

Lounge diner 19'8" x 7'6" max 6'6" min (6.0 x 2.3 max 2.0 min)

Coving to ceiling, double glazed window to rear, double glazed sliding patio door, two central heating radiators, door leading to pantry, open entrance to kitchen.

Kitchen 7'10" x 6'10" (2.4 x 2.1)

Double glazed window to rear, range of wall and base units with roll top work surfaces over, four ring gas hob with extractor fan, one and a half bowl sink with drainer and mixer tap, space for fridge and washing machine, tiled floor, central heating boiler.

First floor landing

Access to loft space and doors radiating to:

Bedroom one 11'1" min 12'9" max x 8'6" (3.4 min 3.9 max x 2.6)

Coving to ceiling, double glazed window to rear, central heating radiator, fitted wardrobes.

Bedroom two 11'1" min 12'5" max x 8'10" (3.4 min 3.8 max x 2.7)

Coving to ceiling, double glazed window to front, central heating radiator, fitted wardrobes.

Bedroom three 7'10" x 5'6" (2.4 x 1.7)

Double glazed window to front, central heating radiator.

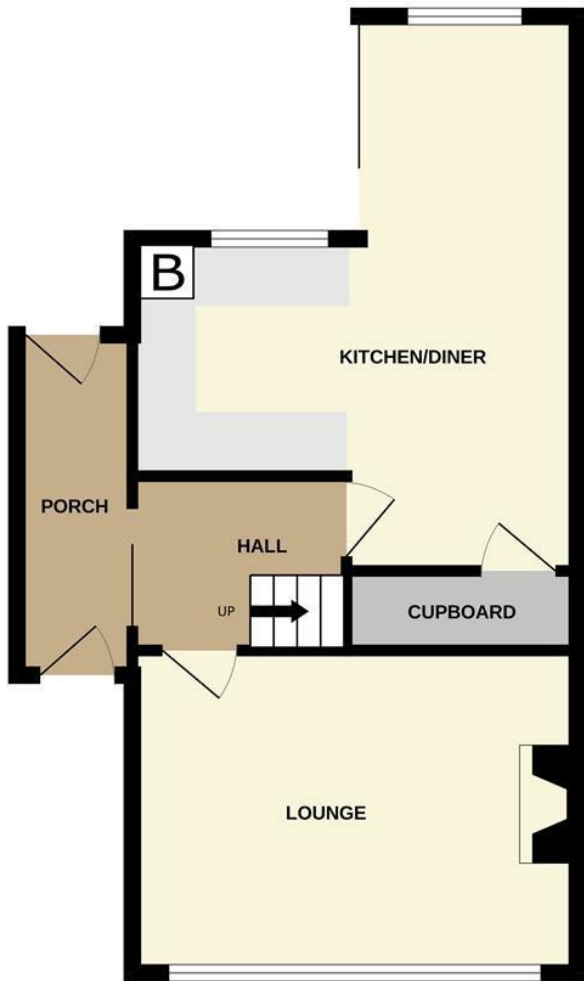
Shower room

Double glazed window to rear, spotlights to ceiling, towel radiator, tiled walls and floor, shower, wash hand basin vanity unit with mixer tap, low level flush w.c.

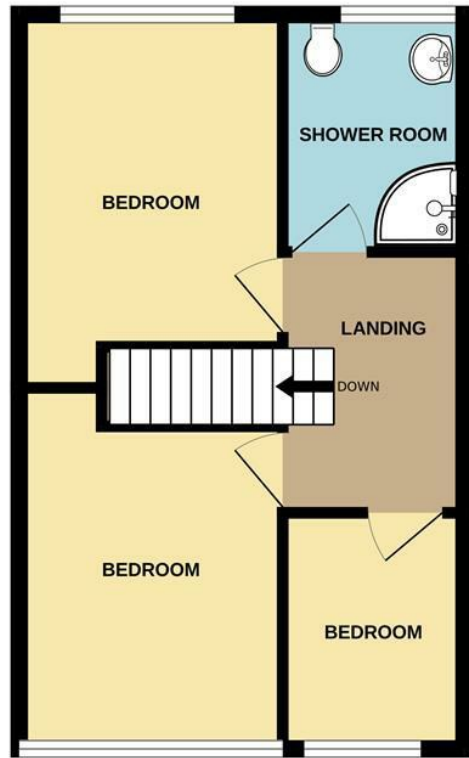
Rear garden

Slabbed patio area, tiered rear garden, steps leading to shed and rear gate giving access to rear with off road parking space.

GROUND FLOOR



1ST FLOOR



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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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 C

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.

18 Hagley Road, Halesowen, West Midlands, B63 4RG

info@lexallanandgrove.com

0121 550 5400

www.lexallanandgrove.com

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