



17 Lotus Drive
Cradley Heath,
B64 5PN

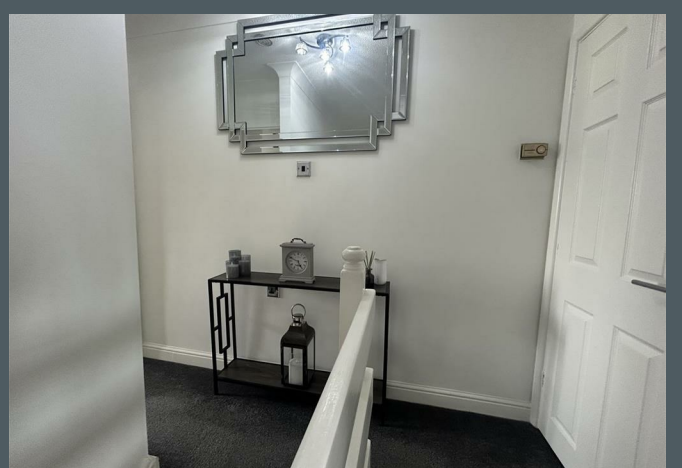
Offers Over £220,000

...doing things differently



A fantastic opportunity to view this beautifully presented three bedroomed semi detached property situated within a quiet cul de sac location in footfall of Old Hill train station and a host of other local amenities. The property comprises of entrance hall, lounge, kitchen, utility/office room, three bedrooms and a family bathroom. The property further offers a large driveway, secluded rear garden, garage and solar panels that are leased until 2038. Internal viewings highly recommended. JE V3 4/09/2023 EPC=C







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 with block paved borders, access to garage and side access to rear garden, composite front door with matching side frames.

Entrance hall

Coving to ceiling, stairs to first floor, doors leading to storage cupboard, lounge and kitchen.

Lounge 15'1" max 14'1" min x 11'5" (4.6 max 4.3 min x 3.5)

Coving to ceiling, central heating radiator, double glazed French doors to rear, double glazed window to rear, feature electric fireplace.

Kitchen 13'5" x 6'6" (4.1 x 2.0)

Double glazed window to front, central heating boiler, range of matching wall and base units, roll top work surfaces, part tiled walls, stainless steel sink with drainer and mixer tap, plumbing for

washing machine, oven and grill with four ring gas hob, integrated dishwasher, access to utility/office room.

Utility/office room 8'2" x 7'10" (2.5 x 2.4)

Central heating radiator with decorative cover, storage cupboards, space for American style fridge freezer.

Agents Note: There is limited head height in this room.

First floor landing

Giving access to loft, door to shelved storage cupboard.

Bedroom one 13'5" x 9'2" (4.1 x 2.8)

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

Bedroom two 15'1" x 8'10" (4.6 x 2.7)

Double glazed window to rear, central heating radiator, fitted wardrobes.

Bedroom three 11'9" x 5'10" (3.6 x 1.8)

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

Family bathroom

Double glazed obscured window to front, towel radiator, part tiled walls, panelled bath with shower over, low level flush w.c., pedestal wash hand basin, tiled floor.

Rear garden

Fence and brick borders, slabbed patio area, step leading to lawn area with pathway to decked patio area at the top of the garden, chipping borders, side gate access leading to front.

Garage

Up and over door, electric and lighting.

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 B

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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