



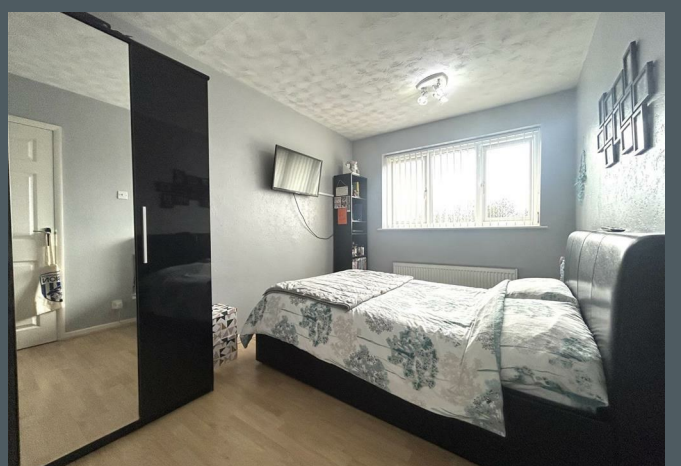
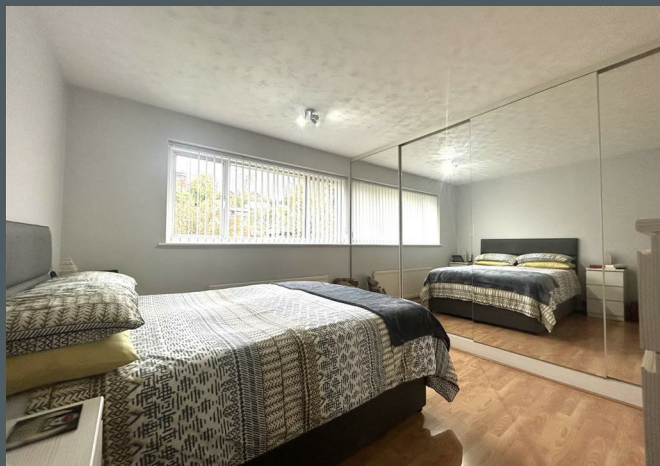
45 Castle Close
Cradley Heath,
West Midlands B64 6RN
Guide Price £230,000

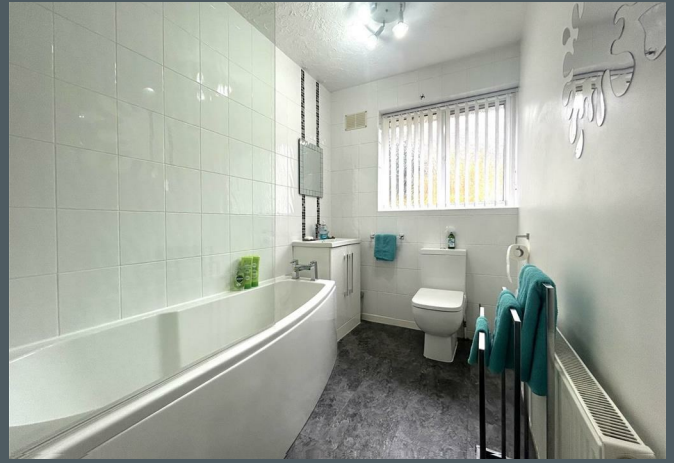
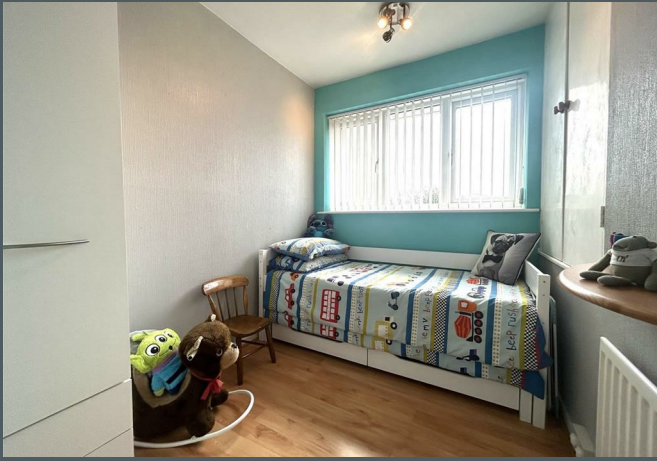
...doing things differently



A fantastic opportunity to acquire a most superb semi detached family home that has been beautifully presented and much improved by the current owner and offering spacious accommodation throughout. The property comprises of ample parking to front, dining room, lounge, fitted kitchen, three bedrooms, family bathroom, bathroom, rear garden and garage. The property further offers gas central heating, double glazing and solar panels. JE V1 10/11/2023. 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 block paved driveway, steps to side gate access to rear, access to garage and steps to composite front door.

Dining room 12'5" x 9'2" max including staircase (3.8 x 2.8 max including staircase)

Double glazed bow window to front, central heating radiator, stairs to first floor accommodation, double opening doors to lounge.



Lounge 18'0" x 11'5" max 10'2" min (5.5 x 3.5 max 3.1 min)

Double glazed sliding patio door to rear, coving to ceiling, central heating radiator, feature electric fireplace with surround and hearth.

Kitchen 19'4" x 6'6" max 6'2" min (5.9 x 2.0 max 1.9 min)

Double glazed obscured window to side, double glazed window to rear, central heating radiator, range of matching gloss wall and base units, complementary surfaces over, one and a half bowl stainless steel sink, mixer tap and drainer, plumbing for washing machine, fitted four ring induction hob, extractor hood over, integrated microwave oven, fridge and freezer, cupboard housing central heating boiler, further shelved cupboard.

First floor landing

Doors radiating to:

Bedroom one 11'1" x 12'1" max including wardrobes (3.4 x 3.7 max including wardrobes)

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

Bedroom two 12'5" x 8'2" (3.8 x 2.5)

Double glazed window to front, central heating radiator.

Bedroom three 9'2" x 6'6" (2.8 x 2.0)

Double glazed window to front, central heating radiator, double opening storage cupboard.

Bathroom

Double glazed obscured window to rear, central heating radiator, tiled walls, panelled bath with mixer tap and shower over, wash hand basin vanity unit with mixer tap and storage beneath, low level flush w.c., door to shelved storage cupboard.

Rear garden

Slabbed patio area, three tiered garden, steps to lawn area, plant bed and mature shrubbery borders, side gate access to front.

Garage 11'5" x 7'10" (3.5 x 2.4)

Up and over door.

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.

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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