



73 Pilkington Way  
Cradley Heath,  
B64 5RB

*Offers In The Region Of £280,000*

*...doing things differently*





An ideal family home that has been thoughtfully modernised to a high standard throughout by the current owners. Situated in a desirable location, Pilkington Way is located on a modern new build estate and is only three years young, it further benefits from spectacular waterfront views, is in close proximity for good transport links, good local schooling and near to an abundance of local shops and amenities.

The layout in brief comprises of entrance hall with ground floor w.c., modern kitchen area with views over the canal, spacious and airy Lounge/ dining that flows nicely out to rear the garden. To the first floor is a good sized second double bedroom, bedroom three which is currently used as a study, house bathroom and stairs leading off the landing to the top floor. To the top floor is the spacious main bedroom with built-in wardrobes and the en-suite shower room. Externally the property offers off road parking over the tandem driveway and a side access gate to rear garden. AF 26/3/24 V1 EPC=B













### 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 footpath leading up to front door, with gravelled surround, tandem driveway to side of property.

### **Entrance hall**

With ceiling light point, central heating radiator, stairs to first floor accommodation, kardean flooring.

### **Downstairs w.c.**

Double glazed window to front, ceiling light point, low level w.c., central heating radiator, wash hand basin and kardean flooring.

### **Through kitchen/lounge diner 12'9" max 9'2" min x 31'2" max (3.9 max 2.8 min x 9.5 max)**

### **Kitchen**

Double glazed window to front, ceiling spotlights, range of wall and base units, central heating boiler, five ring gas burner with extractor, quartz work top with recessed one and a half bowl sink and drainer, central heating radiator, kardean flooring, double oven, integrated fridge freezer and larder storage.

### **Lounge diner**

Double glazed window to side, two veulx windows, double glazed patio door to rear garden, storage under stairs, central heating radiator, kardean flooring.

### **First floor landing**

Central heating radiator, stairs to second floor and access to:

### **Bedroom two 12'9" x 9'6" max 7'10" min (3.9 x 2.9 max 2.4 min)**

Good sized bedroom with double glazed window to rear, ceiling light point, storage space.

### **House bathroom**

Double glazed window to side, ceiling spotlights, bath with tiled surround, shelving unit, low level w.c., wash hand basin, heated towel radiator and tiled flooring.

### **Bedroom three/office 9'6" x 6'2" (2.9 x 1.9 )**

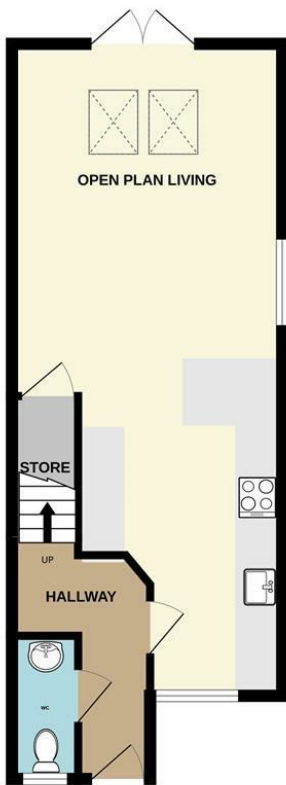
Double glazed window to front, ceiling light point, central heating radiator.







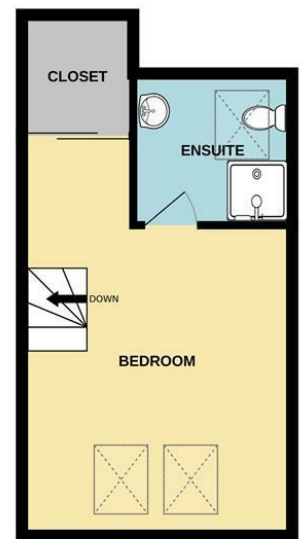
GROUND FLOOR



1ST FLOOR



2ND 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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### **Second floor master suite 12'9" x 18'8" (3.9 x 5.7)**

Built in storage, loft access, two ceiling light points, two double velux windows, central heating radiator and access to en-suite.

### **En-suite**

Double glazed velux window, ceiling light point, shower cubicle with tiled surround, low level w.c., wash hand basin with cabinet store, heated towel radiator, tiled flooring.

### **Rear garden**

Paved patio area, good sized lawn, outside gate leading to front.

### **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 our panel of surveyors 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 10% of the fee that

you pay capped at £200.00 This referral fee does not impact the actual fee that you would pay had you approached any of the panel of surveyors directly 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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