



4 Harcourt Road
Cradley Heath,
West Midlands B64 7HP

Offers In The Region Of £175,000

...doing things differently



BEING SOLD BY THE MODERN METHOD OF AUCTION

Lex Allan Grove are delighted to offer for sale this spacious 3 bedroomed semi detached being sold with No Onward Chain! Harcourt Road finds itself well placed for good local schools, great transport links, and ion close proximity to local shops and amenities.

The layout of the property comprises of entrance hallway with stairs leading to first floor, a ground floor w.c., front facing dining room, a rear lounge with views over the garden and a breakfast kitchen with pantry and side door leading out to rear. Heading upstairs is a generous landing with side window and loft access, two well proportioned double bedrooms and a very well proportioned third bedroom and the house bathroom.

Externally the property has steps leading up to the front door and a tired front garden with side access gate. To the rear is a slabbed area near to property, step that lead to a lawned area, and further steps with gravelled seating area and space for a shed. AF 21/3/24 V2
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 steps to front door and tiered front garden.

Hallway

Double glazed door, ceiling light point, stairs to first floor and central heating radiator.

Dining room 8'10" x 11'5" (2.7 x 3.5)

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

Lounge 11'5" x 13'9" (3.5 x 4.2)

Double glazed window to rear, ceiling light point, decorative coving to ceiling, gas fireplace, central heating radiator.



Downstairs w.c.

Double glazed window to front, ceiling light point, low level flush w.c., half tiled walls.

Breakfast kitchen 8'10" x 13'9" max (2.7 x 4.2 max)

Double glazed window to rear, ceiling light point, decorative coving to ceiling, range of wall and base units, stone effect work top over, electric hob, extractor, stainless steel sink and drainer, electric oven, pantry, tiled floor and side door leading to rear.

First floor landing

Double glazed window to side, ceiling light point, gas heater and loft access.

Bedroom one 13'1" x 11'1" (4.0 x 3.4)

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

Bedroom two 11'1" x 9'6" (3.4 x 2.9)

Double glazed window to front, ceiling light point, built in wardrobe and central heating radiator.

Bedroom three 9'2" x 7'6" (2.8 x 2.3)

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

Bathroom

Double glazed window to side, ceiling light point, majority tiled walls, shower cubicle, wash hand basin with cabinet beneath, low level flush w.c.

Rear garden

Slabbed patio area, tired garden consisting of slabbed footpath, lawned area, gravelled area and enclosed by fence to each side.

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 A

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.

Auction

This property is for sale by the Modern Method of Auction which is not to be confused with traditional auction. The Modern Method of Auction is a flexible buyer friendly method of purchase. We do not require the purchaser to exchange contracts immediately, however from the date the Draft Contract is received by the buyers solicitor, the buyer is given 56 days in which to complete the transaction, with the aim being to exchange contracts within the first 28 days. Allowing the additional time to exchange on the property means interested parties can proceed with traditional residential finance. which secures the transaction and takes the property off the market. Fees paid to the Auctioneer may be considered as part of the chargeable consideration for the property and be included in the calculation for stamp duty liability. Further clarification on this must be sought from your legal representative. The buyer will be required to sign an Acknowledgement of Reservation form to confirm acceptance of terms prior to solicitors being instructed. Copies of the Reservation form and all terms and conditions can be found in the Buyer Information Pack which can be downloaded for free from the auction section of our website or requested from our Auction Department. Please note this property is subject to an undisclosed reserve price which is generally no more than 10% in excess of the Starting Bid, both the Starting Bid and reserve price can be subject to change. Terms and conditions apply to the Modern Method of Auction, which is operated by West Midlands Property Auction powered by IAM Sold. Upon close of a successful auction or if the vendor accepts an offer during the auction, the buyer will be required to make payment of a non-refundable Reservation Fee of 4.5% to a minimum of £6,000.00 including VAT 4.5% of the final agreed sale price including VAT. This is subject to a minimum payment of £6,000.00 including VAT. which secures the transaction and takes the property off the market. Fees paid to the Auctioneer may be considered as part of the chargeable consideration for the property and be included in the calculation for stamp duty liability. Further clarification on this must be sought from your legal representative. The buyer will be required to sign an Acknowledgement of Reservation form to confirm acceptance of terms prior to solicitors being instructed. Copies of the Reservation form and all terms and conditions can be found in the Buyer Information Pack which can be downloaded for free from the auction section of our website or requested from our Auction Department. Please note this property is subject to an undisclosed reserve price which is generally no more than 10% in excess of the Starting Bid, both the Starting Bid and reserve price can be subject to change. Terms and conditions apply to the Modern Method of Auction, which is operated by West Midlands Property Auction powered by IAM Sold.

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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