



57 Timbertree Crescent  
Cradley Heath,  
West Midlands B64 7ND

*Offers Invited £180,000*

*...doing things differently*



Great purchase for first time buyers, this three bedroom semi detached home with off road parking it is conveniently located and situated on the popular Timbertree estate, well placed for good local schools, good transport links and local shops.

The layout in brief comprises of light and airy entrance hall, open plan living room with dining area opening into the kitchen. Upstairs is a pleasant landing, three bedrooms and the house bathroom. Externally the property offers off road parking with side access gate. At the rear is a low maintenance garden backing on to woodland.

This home must be viewed to fully appreciate the accommodation on offer. AF 1/5/24 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 driveway with mature front lawn and hedge row, steps down to pathway with slate covered planter, side access gate to rear and double glazed front door to hallway.









## Hallway

Timber front double glazed window, ceiling light point, wood effect laminate flooring and stairs to first floor accommodation.

## Lounge area 8'6" max 10'9" max (2.6 max 3.3 max)

Double glazed window to front, ceiling light point, central heating radiator, wood effect laminate floor and opening into dining area.

## Dining area 10'2" x 10'9" (3.1 x 3.3)

Double glazed French doors to rear, ceiling light point, wood effect laminate flooring, central heating radiator and opening into kitchen.

## Kitchen 11'1" max x 5'6" max (3.4 max x 1.7 max)

Double glazed window to side and rear, ceiling spotlights, range of wall and base units, stone effect work surface over, stainless steel one and a half bow sink and drainer, electric hob, oven, space for washer, alcove for fridge freezer and door to store cupboard.

## First floor landing

Double glazed window to side, ceiling light point, central heating radiator, loft access.

## Bedroom one 10'2" x 10'5" (3.1 x 3.2)

Double glazed window, ceiling light point, central heating radiator and store cupboard.

## Bedroom two 8'6" x 6'10" (2.6 x 2.1)

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

## Bedroom three 5'6" x 6'10" (1.7 x 2.1)

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

## Bathroom

Double glazed obscured window to rear, ceiling spotlights, bath with shower over, low level w.c., wash hand basin, splashback tiling, part tiled wall and central heating radiator.

## Rear garden

Paved seating area, lawn area heating down to a second seating area that is decked providing lovely views to the rear of the property.

## 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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