



33 Haden Park Road
Cradley Heath,
West Midlands B64 7HF
Offers In Excess Of £400,000

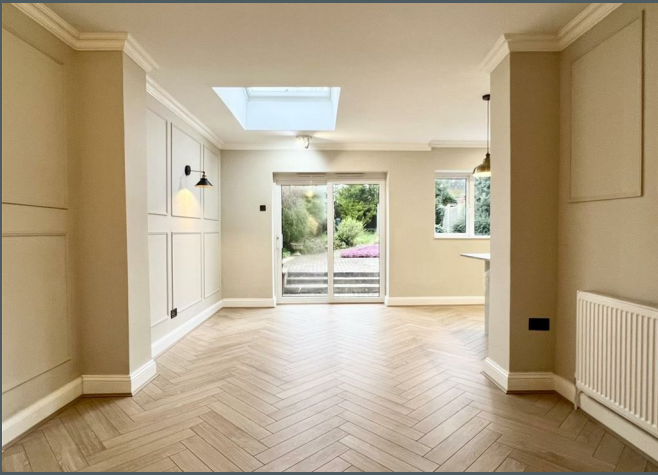
...doing things differently



This wonderful home boasts move in ready accommodation that has been thoughtfully updated by the current owners. Haden Park Road benefits from having a good sized rear garden that is ideal for families, and is well placed for good local schools, good access to local shops and amenities, and great transport links.

The layout in brief comprises of Entrance Porch, Hallway with ground floor w.c., spacious front reception room, stunning open plan kitchen and dining area that also flows through to the snug area. Located off the kitchen is the large utility. Heading upstairs is a good sized landing with loft access, master bedrooms with en-suite shower room, second well proportioned double bedroom, third bedroom and the house Bathroom. Externally is ample off road parking for three vehicles over the block paved driveway. At the rear of the property is a low maintenance mature rear garden with generously sized block paved seating area. AF 21/3/24 V1 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 block paved driveway offering parking for two vehicles, block paved steps leading to porch.

Porch

Double glazed door with double glazed windows, laminate flooring.









Entrance hall

Ceiling light point, double glazed window to side, stairs to first floor accommodation, central heating radiator, under stairs storage, laminate flooring.

Front reception room 12'9" x 10'5" min 12'5" max into bay (3.9 x 3.2 min 3.8 max into bay)

Feature double glazed bay window, curved central heating radiator, wall and ceiling lights, decorative coving, panel effect to walls, laminate flooring.

Downstairs w.c.

Double glazed window to side, ceiling light, low level w.c., wash hand basin, tiled floor and walls, storage unit.

Kitchen 7'10" x 18'4" (2.4 x 5.6)

Ceiling spotlights, double glazed window to rear, range of wall and base units, splashback panels, five ring burner, sink with drainer with flexible tap, built in microwave, built in oven and built in fridge

freezer, extractor fan, central heating radiator, laminate flooring, decorative coving to ceiling. Opening through with breakfast bar to:

Dining area

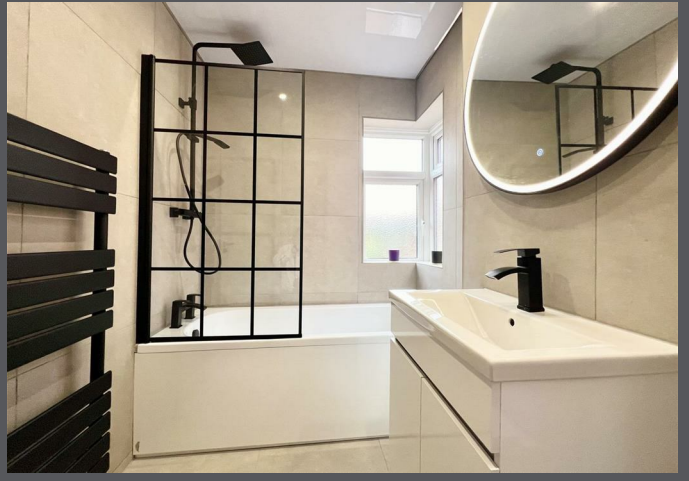
Decorative coving, double glazed velux window, hanging wall lights and hanging ceiling light, wood panelling to wall. This room then leads back to a snug area.

Snug

Decorative coving to ceiling, ceiling light point, wood panelling to walls, feature gas fireplace, central heating radiator, laminate flooring.

Utility 5'6" x 19'0" (1.7 x 5.8)

With front and rear double glazed window, double glazed door, ceiling light, base units, space for washer, central heating radiator, wood effect laminate flooring, access to rear garden.



First floor landing

Double glazed window to side, ceiling light, pull down loft access.

Bedroom one 3.3 x 3.6

Double glazed window to rear, ceiling light point, central heating radiator and access to en-suite.

En-suite

Ceiling spotlights, extractor, shower cubicle, wash hand basin with cabinet, tiled walls and floor.

Bedroom two 3.2 min 4.0 max x 3.4

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

Bedroom three 7'10" x 7'2" (2.4 x 2.2)

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

House bathroom

Two double glazed windows to side and rear, ceiling spotlights, extractor, bath with shower over, wash hand basin, cabinet, low level w.c. and heated towel radiator, tiled walls and floor.

Rear garden

Block paved patio with steps leading to a further paved area with central circular pattern, central flower bed with borders to either side, further lawned area with mature borders, space for greenhouse and shed.

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

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.

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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

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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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