



26 Printers Drive
Cradley Heath,
West Midlands B64 6AP
Offers In Excess Of £200,000

...doing things differently

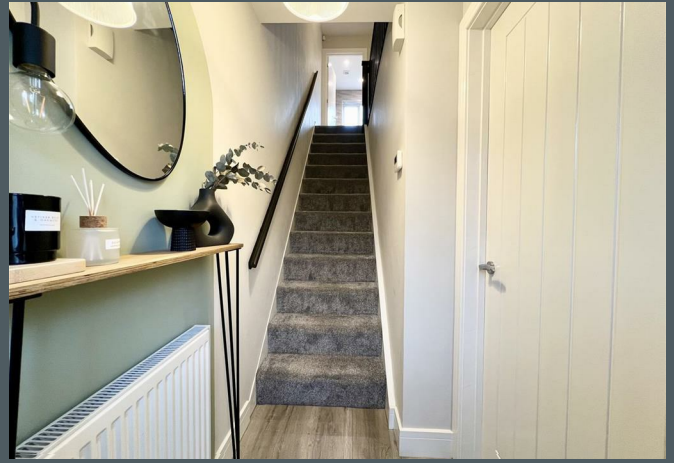


Lex Allan Grove are delighted to offer for sale a truly well presented three bed terraced home. Finding itself ideally located close to Cradley Heath train station with links to Worcester and Birmingham and being close to local shops and amenities.

The layout in brief comprises of entrance hall, impressive and well presented open plan living space that consists of the seating area, kitchen and dining space. Located off the back of the dining space is a boiler cupboard and the ground floor w.c. Heading upstairs is a good sized landing with loft access, well proportioned main bedroom, second double, third bedroom currently used as a study/office and the impressive house bathroom. Externally is off road parking over the block paved driveway and with the benefit of an electric car charging point. At the rear of the property is a low maintenance garden. AF 20/3/24 V2 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 to side of block paved driveway providing access to front door.

Entrance hall

Ceiling light point, central heating radiator, stairs to first floor accommodation and laminate flooring.

Open plan kitchen diner/lounge 17'0" max 12'9" min x 23'3" max 19'0" min (5.2 max 3.9 min x 7.1 max 5.8 min)

Dual aspect space, double glazed windows to front and rear, double glazed door to garden, four ceiling spotlights, two further ceiling light point, central heating radiator, wood effect laminate flooring.

Kitchen area

Having a range of wall and base units, stone effect work top over, stainless steel sink, electric hob and extractor, electric oven, built in fridge freezer and washing machine.

Boiler room

Located off the dining area.

Ground floor w.c.

Double glazed window to rear, ceiling light point, extractor, low level w.c., wash hand basin with cabinet, central heating radiator, laminate flooring.

First floor landing

With ceiling light point, loft access and access to all rooms.

Bedroom one 10'5" x 11'9" (3.2 x 3.6)

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

Bedroom two 10'9" x 6'10" (3.3 x 2.1)

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

Bedroom three 5'10" x 5'6" (1.8 x 1.7)

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

Bathroom

Double glazed window, ceiling spot lights and extractor, majority tiled walls, bath with shower over, low level w.c., wash hand basin and cabinet, heated towel rail, laminate wood effect flooring.

Rear garden

With decked seating area, low maintenance garden with lawn and edged flower borders, gravelled footpath with raised beds and a further gravelled area with space for 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.

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.

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.

18 Hagley Road, Halesowen, West Midlands, B63 4RG

info@lexallanandgrove.com

0121 550 5400

www.lexallanandgrove.com

**LexAllan
Grove**

local knowledge exceptional service