



19 Unitt Drive  
Cradley Heath,  
West Midlands B64 6DB

*Offers In The Region Of £250,000*

*...doing things differently*





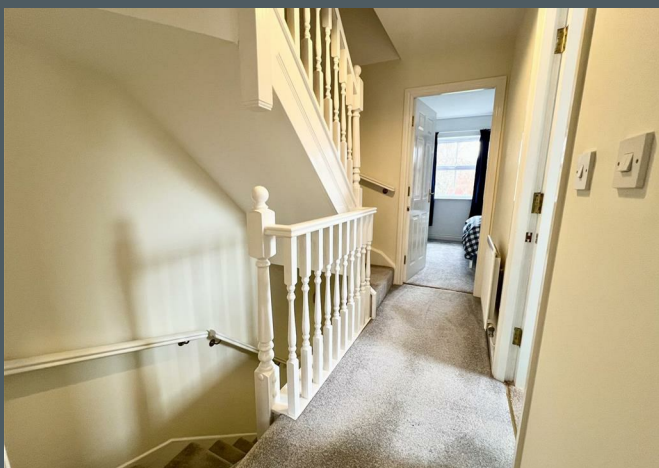
Occupying an excellent corner position in this quiet cul de sac, Unitt Drive benefits from being well maintained by the current owner. This modern town house is deceptively spacious and is well placed for good transport links, local shops and amenities, and local schools.

The layout in brief comprises of entrance hall with access to ground floor w.c., modern kitchen, lounge/diner with patio doors leading out to rear garden. To the first floor are two good sized double bedrooms and the house bathroom. The top floor houses the large main bedroom with velux windows, dressing area and access to the en-suite shower room. Externally is off road parking to side with access to detached garage. At the rear is the enclosed rear garden. AF 25/3/24 V1 EPC=C













### 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

Corner plot location with gravelled and bamboo hedge to front with slabbed footpath leading to double glazed front door.





















#### **Entrance hall**

Ceiling spotlights, decorative coving, central heating radiator, wood effect laminate floor, access to storage cupboard and ground floor w.c.

#### **Ground floor w.c.**

Double glazed window, ceiling spotlight, central heating radiator, wash hand basin with cabinet, tiled surround, low level w.c., wood effect laminate flooring.

#### **Kitchen 6'2" x 12'9" (1.9 x 3.9)**

Double glazed window, ceiling light, range of wall and base units with tiled splashback, gas four ring burner with extractor, electric oven, stainless steel sink with one and a half bowl sink, central heating radiator, space for fridge freezer, wood effect laminate flooring.

#### **Open plan lounge diner 16'4" max 9'10" min x 9'6" min 12'9" max (5.0 max 3.0 min x 2.9 min 3.9 max)**

With double glazed patio door and double glazed unit to either side, decorative coving, two ceiling light points, feature fireplace, under stairs storage, central heating radiator.

#### **First floor landing**

Ceiling light, access to two bedrooms and house bathroom, central heating radiator, further stairs to second floor.

#### **Bedroom three 11'5" max 9'10" min x 12'9" (3.5 max 3.0 min x 3.9)**

Double glazed window to rear, central heating radiator, ceiling light, recess with potential for additional storage.

#### **Bedroom two 12'9" x 9'6" min 11'1" max (3.9 x 2.9 min 3.4 max)**

Two double glazed windows to front, ceiling light point, built in wardrobes, central heating radiator.

#### **Bathroom**

Double glazed window to side, ceiling light, wall mounted extractor, bath with tiled surround, low level w.c., wash basin with cabinet and shelving and central heating radiator.

#### **Second floor 12'9" x 9'6" min 12'9" max (3.9 x 2.9 min 3.9 max)**

Having impressive master bedroom with double glazed window to front, ceiling light, store cupboard over stairs



housing hot water cylinder, central heating radiator, ceiling light point, walk through to a dressing area and leading to the en-suite.

#### **En-suite**

Double glazed velux window, ceiling light, extractor fan, additional storage cupboard, shower cubicle with tiled surround, wash hand basin and cabinet with tiled splashback behind, low level w.c., central heating radiator and vinyl flooring.

#### **Rear garden**

Paved area with low maintenance rear garden heading off, footpath leading to access to detached garage and at the rear of the garden is a decorative paved slabbed seating area. The garden has mature borders to one side and rear.

#### **Detached garage 17'0" x 8'10" (5.2 x 2.7 )**

Up and over door, side access to rear garden, ample storage and ceiling light point.

#### **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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