



6 Barn Close  
Cradley Heath,  
West Midlands B64 7NQ  
*Offers In Excess Of £250,000*

*...doing things differently*



A stunning, well appointed, and extended semi-detached home in a popular location. Well placed for good local schools, shops and amenities, and transport links. Having been refurbished to a high standard, the property is ideal for families with flexible accommodation.

The layout in briefly comprises of entrance porch, hallway, recently decorated lounge with feature media wall and fireplace, superb breakfast kitchen with integrated appliances, sliding patio doors out to rear, access to the utility, study/bedroom four. Heading upstairs is a good sized landing, two good sized double bedrooms, generous third bedroom and re-fitted bathroom. Externally is a off road parking for two vehicles. At the rear of the property is a pleasant rear garden which has been landscaped to provide multiple seating areas to take advantage of the sun. Further benefitting from being near to Haden Hill Park and Corngreaves Nature reserve. AF 30/4/24 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**

Via block driveway offering parking for two vehicles, slabbed front garden with steps leading to porch.

#### **Porch**

Double glazed door and double glazed inserts, tiled flooring and double glazed window.

#### **Entrance hall**

Double glazed window to front porch, composite front door, ceiling light point, central heating radiator, stairs to first floor accommodation, vinyl flooring.

#### **Lounge 12'9" x 12'1" (3.9 x 3.7 )**

Large double glazed windows to rear, ceiling light point, central heating radiator, media wall with space for t.v. shelves to either side and currently housing electric fire, two wall light points, decorative coving.

#### **Kitchen 19'0" max x 16'0" (5.8 max x 4.9)**

Open plan and dual aspect, double glazed windows to front, patio door to rear, ceiling spotlights, central heating radiator, range of wall and base units with marble effect work surfaces, stainless steel sink and drainer, dishwasher, five ring gas burner, built in microwave oven, oven, access to laundry area, storage cupboard beneath stairs and houses central heating boiler.

#### **Laundry area**

Extractor fan, work surfaces, ceiling light point, space for washer and dryer, tiled flooring.

#### **Study 11'1" x 7'2" (3.4 x 2.2 )**

Accessed from the kitchen, window to rear, decorative coving, ceiling light point, central heating radiator.

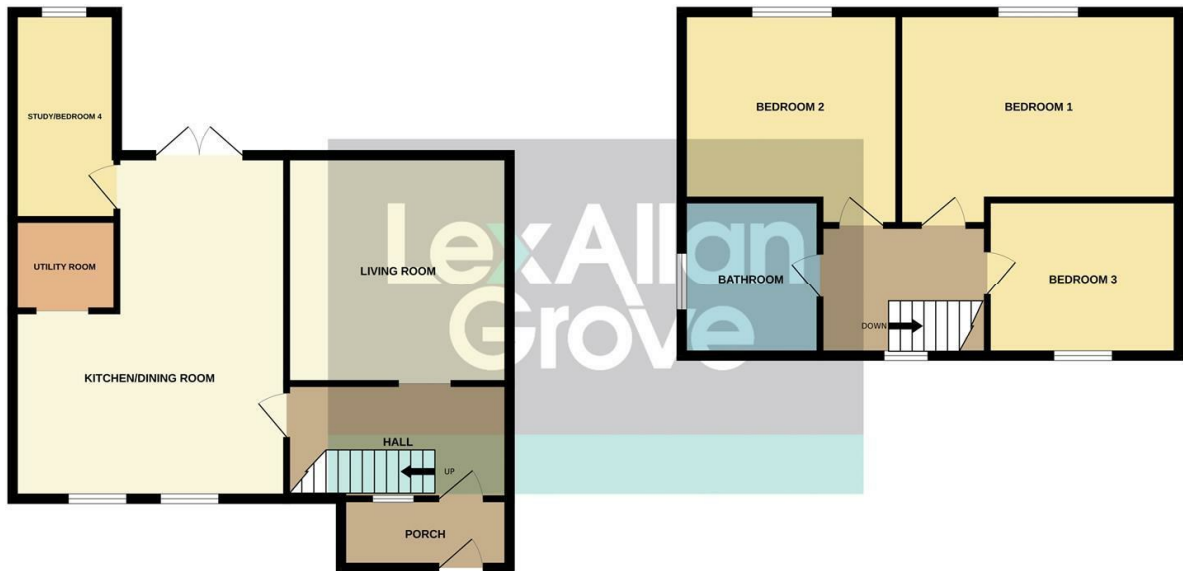
#### **First floor landing**

Double glazed window to front, ceiling light point, loft access hatch.



GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2024

**Bedroom one 12'5" x 10'5" (3.8 x 3.2 )**

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

**Bedroom two 12'1" x 9'10" (3.7 x 3.0)**

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

**Bedroom three 7'10" max 7'10" (2.4 max 2.4 )**

Double glazed window to front, ceiling light point, central heating radiator, stair bulk head which is ideal for additional storage.

**Bathroom**

Double glazed window to side, ceiling light point, tiled walls and floor, jacuzzi bath with separate shower, wash hand basin with cabinet beneath, low level w.c., heated towel radiator.

**Rear garden**

Decked seating area, lawn area with mature borders central paved footpath leading to raised paved second seating area also housing a large 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 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 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