



18 Barn Close  
Cradley Heath,  
West Midlands B64 7NQ  
*Guide Price £175,000*

*...doing things differently*





BEAUTIFUL HOME ON BARN CLOSE. With NO UPWARD CHAIN and situated towards the end of a cul de sac position on a good sized corner plot we have this two bedroom semi detached home offering move in ready accommodation throughout and has been impressively extended to the rear. The property comprises of fore garden with potential to convert to additional driveway, garage to side with parking to front, porch, entrance hall, open plan lounge diner and kitchen, utility, side store, two bedrooms, house bathroom and low maintenance rear garden. Contact the office to arrange your viewing. There is a property information pack available on this property. LA 9/6/21 V2 EPC=D



***Lex Allan Grove loves...***  
the spacious lounge  
diner











### 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 slabbed pathway to front enclosed by brick wall, driveway to side giving access to garage.

### Garage 23'11" x 10'9" (7.3 x 3.3)

Double glazed door to side, metal up and over door to front.

### Porch

Double glazed windows and door, tiled flooring.

### Entrance hall

With double glazed window to side, central heating radiator, stairs rising to first floor accommodation.







### **Lounge 9'10" min 11'1" max x 19'4" (3.0 min 3.4 max x 5.9)**

Double glazed window to front, central heating radiator, electric fire.

### **Diner 11'5" x 9'10" (3.5 x 3.0)**

Double glazed window and door to rear, central heating radiator.

### **Kitchen 9'10" x 9'6" (3.0 x 2.9)**

Double glazed window to rear, range of wall and base units with work surface over incorporating sink with mixer tap, ceramic hob with extractor hood over, integrated oven, space and plumbing for washing machine, tiled floor and splashbacks.

### **Utility 5'10" x 8'2" (1.8 x 2.5)**

Double glazed window to side, central heating radiator, range of base units with work surface over, space and plumbing for washing machine, cupboard off.

### **Side store**

Double glazed door to front, double glazed window to side.

### **First floor landing**

With doors radiating to:

### **Bedroom one 14'5" x 8'6" (4.4 x 2.6)**

Double glazed window to front, cupboard off.

### **Bedroom two 10'5" x 8'10" min 11'1" max (3.2 x 2.7 min 3.4 max)**

Double glazed window to rear, central heating radiator.

### **Bathroom**

Having bath with mixer tap over, electric shower, wash hand basin, mixer tap over, double glazed window to rear, low level w.c., heated towel rail, tiling to splashbacks.

### **Rear garden**

With slabbed patio, wooden decked area and all with timber fencing to enclose.

### **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.

### **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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