



48 Meredith Street  
Cradley Heath,  
West Midlands B64 5EP  
*Guide Price £190,000*

*...doing things differently*



SUPER SPEC THREE BEDROOM HOME. This three bedroom end terraced is brilliantly positioned near to various local shops and other amenities. Offering move in ready accommodation the property comprises of a good size drive, porch, entrance hall, lounge/dinner, kitchen and spacious conservatory. To the first floor are three bedrooms and the house bathroom. Finally a beautifully presented garden to the rear makes the home a must view. LA 24/9/21 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.





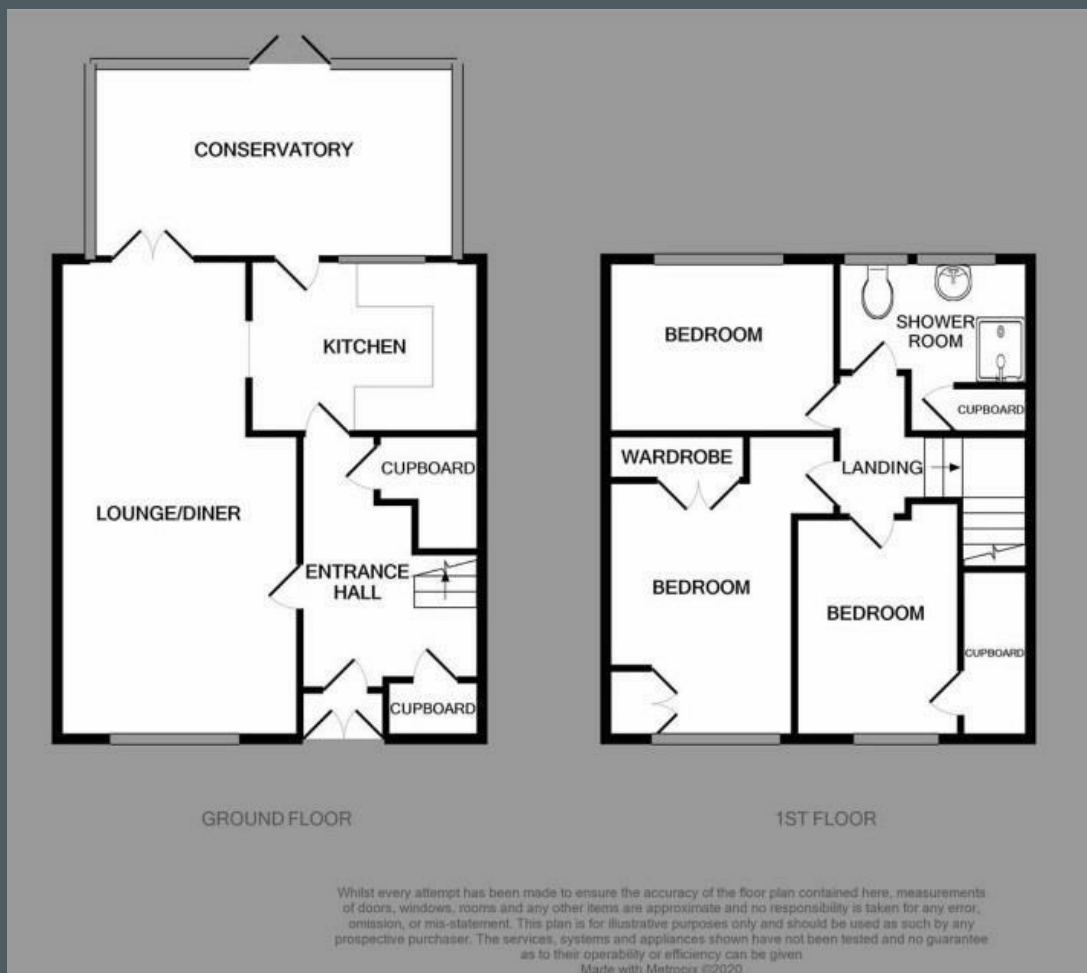












## Approach

Via driveway, door leading to porch giving access to:

### Entrance hall

Central heating radiator, two storage cupboards, stairs to first floor accommodation, door leading to:

### Lounge diner 8'10" min 11'1" max x 21'11" (2.7 min 3.4 max x 6.7 )

Double glazed French doors giving access to conservatory, double glazed bow bay window to front elevation, central heating radiator, t.v. point, wood effect laminate flooring.

### Kitchen 10'5" x 7'10" (3.2 x 2.4 )

Double glazed window and door to rear leading to conservatory, sink with drainer and mixer tap, plumbing for automatic washing machine, gas hob with oven beneath, wall and base units with roll top work surfaces over, complementary tiling to walls, central heating radiator.

### Conservatory 16'8" x 8'10" (5.1 x 2.7 )

Double glazed window and French doors to rear, glass self cleaning roof with fitted blinds, wall mounted electric heater.

## First floor landing

Doors radiating to:

### Bedroom one 13'5" x 8'6" (4.1 x 2.6 )

Double glazed window to front, central heating radiator, fitted wardrobes with over head units, bedside tables and dressing table.

### Bedroom two 7'10" x 10'5" (2.4 x 3.2 )

Double glazed window to rear, central heating radiator

### Bedroom three 2.9 min 3.2 max x 2.3

Window to front, central heating radiator and dressing room area off.

### Family bathroom

Two double glazed windows to rear, shower cubicle, w.c., vanity wash hand basin, complementary tiling to walls.

### Rear garden

With patio area, lanwed area beyond and further patio to rear.

### 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

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**LexAllan  
Grove**

**Lex Allan Grove Estate Agents**

18 Hagley Road, Halesowen  
West Midlands B63 4RG

**0121 550 5400**

**lexallangrove.com**

**info@lexallangrove.com**