



2 Tromans Close  
Cradley Heath,  
West Midlands B64 7PQ

*Offers In The Region Of £375,000*

*...doing things differently*





Offered for sale with No Onward Chain! a well presented and truly spacious 2 Bed Detached Bungalow. Tromans Close is a quiet cul-de-sac well placed for good transport links, good access to local shops and amenities, and within a stone throw of Haden Vale Medical Practice.

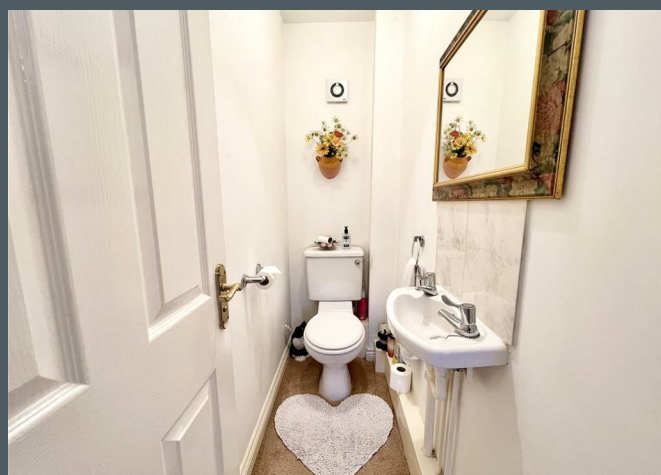
The layout in brief comprises of Entrance hallway with store cupboard and loft access hatch, w.c., a spacious lounge benefitting from rear aspect, a modern kitchen with access to the impressive conservatory running across the rear of the property. This well proportioned bungalow offers a good sized main double bedroom with fitted wardrobes, a second double with built-in wardrobe, and the house bathroom with spacious shower.

Externally the property offers off road parking and a detached garage. To the rear and wrapping around the property is a low maintenance garden with paved seating near to property and space for a shed. AF 12/12/24 V1 EPC=D













### Approach

Via block paved and tarmac driveway, access to garage at side of property, paved footpath to the side to the entrance. Obscured double glazed door with inserts to side giving access to:

### Hallway

Ceiling light point, loft access hatch, storage cupboard housing the alarm system, central heating radiator.

### Lounge 11'9" x 16'0" (3.6 x 4.9)

Two ceiling light points, coving to ceiling, feature fireplace with marble hearth and electric fire, central heating radiator, double glazed patio door to conservatory, door to kitchen.

### Kitchen 9'2" x 9'6" (2.8 x 2.9)

Double glazed door to conservatory, double glazed window to rear, ceiling light point, range of wall and base units, quartz work top over, one and a half bowl sink and drainer, built in dishwasher, fridge freezer, double oven, induction hob with extractor, further storage, tiled flooring, central heating radiator.

### Conservatory 20'11" x 9'2" min 11'5" max (6.4 x 2.8 min 3.5 max)

Being P shaped with double glazed windows to surround, double glazed French doors to garden, ceiling light and fan, tiled floor.

### Separate w.c.

Wall mounted extractor, ceiling light point, w.c., wash hand basin, tiled splashbacks, central heating radiator.



















**Bedroom one 14'1" max 11'1" min x 10'9" (4.3 max 3.4 min x 3.3)**

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

**Bedroom two 8'6" min x 10'5" (2.6 min x 3.2)**

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

**Bathroom**

Double glazed obscured window to side, ceiling light point, wall mounted extractor, shower cubicle with two shower attachments, low level w.c., wash hand basin with storage beneath, central heating towel radiator, tiled walls and floor.

**Rear garden**

Wrap around garden, paved seating area to the side, with side access to front, sections of lawn, flower beds, hedge borders, raised paved area for shed.

**Garage 8'10" x 5'10" (2.7 x 1.8)**

Up and over door, lighting and storage above.

**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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