



125a High Haden Road  
Cradley Heath,  
West Midlands B64 7PW  
*Guide Price £385,000*

*...doing things differently*



FANTASTIC FOUR BEDROOM FAMILY HOME. This four bedroom detached boasts high quality move in ready accommodation with far reaching views at this popular residential address. The property comprises of driveway to front complete with car charging point, entrance hall, lounge, dining room, kitchen, conservatory, utility, study, downstairs w.c., four bedrooms with master en-suite and house bathroom and to the rear is a well maintained tiered garden. Contact the office at your earliest opportunity to arrange your viewing. LA 14/2/22 V1 EPC=C



**Lex Allan Grove loves...**  
the high quality kitchen













### 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 paved driveway offering parking for a number of cars, side access and gate, electric car charging point.

### Entrance porch

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



















#### **Entrance hall**

Double glazed door to front, stairs to first floor accommodation.

#### **Lounge 12'9" max 12'1" min x 13'5" (3.9 max 3.7 min x 4.1)**

Double glazed window to front and side, central heating radiator and log burner.

#### **Dining room 7'6" x 8'6" (2.3 x 2.6)**

With double glazed doors to rear, central heating radiator.

#### **Conservatory 10'9" x 12'1" (3.3 x 3.7)**

Double glazed windows and doors.

#### **Kitchen 8'10" x 12'5" min 17'8" max (2.7 x 3.8 min 5.4 max)**

Double glazed windows to rear, double glazed door to rear, range of wall and base units with work surface over incorporating sink with mixer tap, extractor hood, integrated dishwasher, tiled flooring and splashbacks, central heating radiator, breakfast bar unit.

#### **Downstairs w.c.**

With low level w.c., double glazed window to side, central heating radiator, wash hand basin with mixer tap over, tiled flooring and splashbacks.

#### **Utility**

Double glazed window to side, space and plumbing for washing machine, tiled flooring and splashbacks and housing combination boiler.

#### **Study/bedroom 7'10" x 10'2" (2.4 x 3.1)**

With double glazed window to front, central heating radiator.

#### **First floor landing**

Access to loft space and doors radiating to:

#### **Bedroom one 9'10" min 12'9" max x 11'1" (3.0 min 3.9 max x 3.4)**

Double glazed window to front, central heating radiator, cupboard off.

#### **En-suite**

With double glazed window to front, wash hand basin with mixer tap over, storage below, heated towel rail, low level w.c., shower enclosure, tiled splashbacks and extractor fan.



**Bedroom two 9'10" x 11'5" (3.0 x 3.5)**

Double glazed window to rear, central heating radiator.

**Bedroom three 7'10" x 10'5" (2.4 x 3.2)**

Double glazed window to front and side, central heating radiator.

**Bedroom four 6'2" min 8'6" max x 8'6" (1.9 min 2.6 max x 2.6)**

Double glazed window to rear, central heating radiator.

**House bathroom**

With wash hand basin and mixer tap over, low level w.c., double glazed window to rear, bath with shower over, heated towel rail, tiled flooring and splashbacks.

**Rear garden**

With slabbed patio area, lawn, decking with storage space below, shed and all with 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.

**Council Tax Banding**

Tax Band is E

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**Lex Allan  
Grove**

**Lex Allan Grove Estate Agents**  
18 Hagley Road, Halesowen  
West Midlands B63 4RG

**0121 550 5400**  
**lexallangrove.com**  
**info@lexallangrove.com**