



10 Timbertree Road  
Cradley Heath,  
West Midlands B64 7LE

*Offers In The Region Of £395,000*

*...doing things differently*



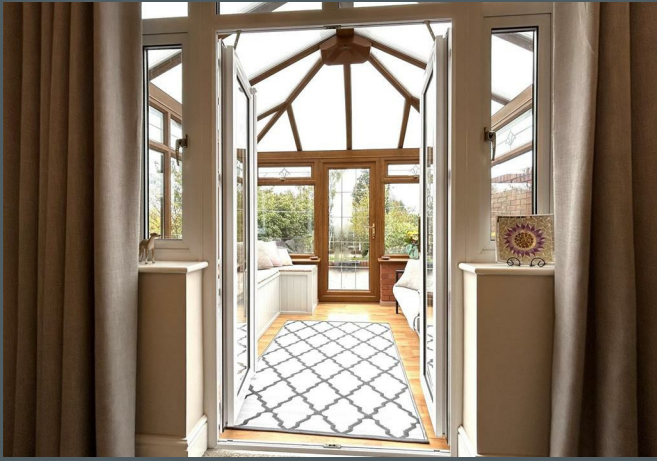
Immaculately presented three bedroom detached family home situated in one of the most popular locations close to Haden Hill Park and other local amenities such as Haden Hill Leisure Centre. Old Hill train station gives excellent commuter opportunities to Birmingham, Worcester and beyond. This superb family home has the added benefit of consented plans to create a four bedroom home with an excellent downstairs living accommodation including larger kitchen, utility and lounge area. The property has driveway, porch, welcoming entrance hall, lounge with separate dining room, conservatory, refitted kitchen, three bedrooms, fantastic family bathroom, well maintained rear garden with raised patio area and lawn area beyond. DAG 24/6/24 V5 EPC=D



***Lex Allan Grove loves...***  
the proximity to Haden  
Hill Park







### 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 with door leading to double glazed porch.









### **Porch**

Feature stain glass door and side lights give access to:

### **Welcoming reception hallway**

With strip wooden flooring, ornate central heating radiator, part wooden panelling to walls creating a wonder welcoming hallway, stairs to first floor accommodation, under stairs pantry, double glazed door to rear.

### **Lounge 13'5" x 11'1" (4.1 x 3.4)**

Double glazed bay window to front elevation, central heating radiator, t.v. point, feature fireplace with Lewis XV surround and hearth, wooden stirp flooring, coving to ceiling, ceiling and wall light points.

### **Dining room 10'9". x 10'9" (3.3. x 3.3 )**

Double glazed French doors with side windows leading to conservatory, feature fireplace with electric log burning effect stove, coving to ceiling, wall light points, feature central heating radiator.

### **Conservatory 8'6" x 8'6" (2.6 x 2.6)**

Double glazed French doors and windows to rear, raised built in window seat, wood effect laminate flooring.

### **Refitted kitchen 7'10" x 7'10" (2.4 x 2.4)**

Double glazed window to rear, sink with drainer and mixer tap, electric hob with double oven and filter hood, integrated fridge freezer, range of high gloss grey wall and base units with work surfaces over, feature central heating radiator, complementary tiling to splashback areas, inset ceiling light points.

### **First floor landing**

Double glazed window to side, loft access and doors radiating to:

### **Bedroom one**

Double glazed bay window to front elevation, feature central heating radiator, feature ornate fireplace, window seat, coving to ceiling.

### **Bedroom two 11'1" x 11'1" (3.4 x 3.4)**

Double glazed window to rear offering far reaching views over the local area, feature central heating radiator, coving to ceiling.

### **Bedroom three 7'2" x 6'6" (2.2 x 2.0)**

Double glazed window to front, feature central heating radiator.



### **Bathroom**

Bath with shower over with drench shower head, w.c., vanity wash hand basin, complementary tiling to walls and floor, feature central heating radiator.

### **Garden**

Having block paved patio area, doors to outside store and gardeners w.c., part decking area, steps leading down to shaped lawn with mature borders and trees, outside tap, play area beyond with bark chippings.

### **Garage 18'8" x 6'10" min 9'10" max (5.7 x 2.1 min 3.0 max)**

Tapered garage with wooden opening doors, Worcester Bosch central heating boiler, electric consumer unit, plumbing for automatic washing machine.

### **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

### **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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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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