



9 Haden Park Road
Cradley Heath,
West Midlands B64 7HE

Offers In The Region Of £420,000

...doing things differently

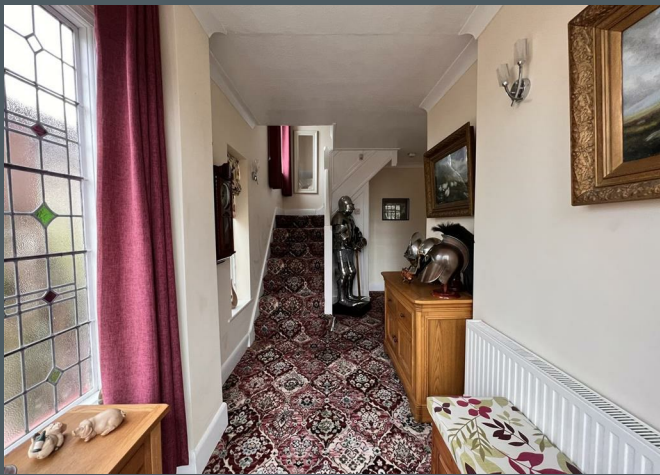


This superb extended three bedroom family home is situated in a desirable area of Haden Hill. The accommodation comprises of crete print driveway entrance hall, lounge, dining room with study area, sun room/utility, kitchen, downstairs shower room, three bedrooms, family bathroom, beautiful rear garden and garage. DAG 12/4/23 V1 EPC=E



Lex Allan Grove loves...
the extensive size of the
accommodation







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 crete print driveway, borders to side, steps leading to front door, fore garden with mature planted borders and double gated entrance to car port.











Entrance hall

Two beautiful stained glass windows to side, central heating radiator, stairs to first floor accommodation with dog leg staircase, under stairs storage cupboard with steps leading down to further storage, entrance to:

Lounge 17'0" x 13'5" (5.2 x 4.1)

Double glazed bay window to front elevation, central heating radiator, t.v. point, fitted storage, fitted stone fireplace with insert living flame gas fire and marble hearth, coving to ceiling, double doors give access to dining/study area.

Dining/study area 11'9" x 10'5" min 20'8" max (3.6 x 3.2 min 6.3 max)

Double glazed window to rear, central heating radiator, brick built fireplace with inset living flame gas fire, t.v. point, central heating radiator, open plan entrance to study area with stained glass window to side, central heating radiator, coving to ceiling.

Kitchen 14'1" x 12'1" (4.3 x 3.7)

Two double glazed windows to side elevation, one and a half bowl sink with drainer and mixer tap, range of solid wood

wall and base units with star galaxy work surfaces over, large slow close pan drawers, display cabinet, integrated dishwasher, four ring induction hob with filter hood above, warming drawer, integrated fridge freezer, cupboard housing central heating boiler and wooden flooring.

Sun room/utility 7'2" x 10'9" (2.2 x 3.3)

Door and two double glazed windows to side and rear, central heating radiator, plumbing for automatic washing machine, travertine flooring with door giving access to:

Downstairs w.c. and wet room.

Double glazed window to rear, w.c., wash hand basin, shower room with matching travertine flooring, complementary tiling to walls, feature central heating radiator, inset ceiling light points.

First floor landing

Stained glass window to side, doors radiating to:

Bedroom one 17'0" x 14'1" (5.2 x 4.3)

Double glazed bay window to front elevation, central heating radiator.



Bedroom two 20'4" x 10'5" (6.2 x 3.2)

Double glazed window to side and rear, extensive fitted wardrobes with over head units, central heating radiator.

Bedroom three 10'5" x 6'6" (3.2 x 2.0)

Dual aspect windows to front and side, central heating radiator.

Family bathroom

Obscured window to rear, bath with shower attachment, vanity unit with storage, heated towel rail, w.c., karndean flooring, inset ceiling light points.

Rear garden

Having patio area with further covered patio area, steps leading to raised garden with feature pond, beautifully shaped lawns with mature borders, pathway leading to further raised patio area with pergola, ornate brick built wall with gate leading to garden storage area, timber sheds, access to garage.

Garage 17'8" x 11'1" min 14'1" max (5.4 x 3.4 min 4.3 max)

Up and over door, pedestrian door 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.

Council Tax Banding

Tax Band is D

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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