



1 Kererwin Close  
Cradley Heath,  
West Midlands B64 6SJ

*Guide Price £315,000*

*...doing things differently*



NO UPWARD CHAIN ON FOUR BED FAMILY HOME. This generous sized four bedroom detached is situated in a popular cul de sac position within close reach to various commuter links and has high quality move in ready accommodation throughout. The property briefly comprises of driveway and fore garden to front, entrance hallway, lounge opening into dining room, kitchen, utility room, downstairs w.c. To the first floor are four double bedrooms with master en-suite and house bathroom. Finally the attractive garden to the rear makes this property a must view. THERE IS A PROPERTY INFORMATION PACK AVAILABLE ON THIS PROPERTY. LA 23/2/21 V3 EPC=C



**Lex Allan Grove loves...**  
the generous bedroom sizes







## Approach

Via driveway to front offering parking to front and lawned area to side, step into:

## Entrance hall

With double glazed door to front, central heating radiator, stairs to first floor accommodation and tiled flooring.

## Lounge 12'5" max 8'10" min x 14'5" (3.8 max 2.7 min x 4.4)

Double glazed window to front, central heating radiator, gas fire with feature surround, tiled flooring.

## Dining room 8'2" x 11'1" (2.5 x 3.4)

Double glazed doors to rear, central heating radiator.

## Kitchen 11'1" max 5'6" min x 16'0" (3.4 max 1.7 min x 4.9)

Double glazed window and door to rear, range of wall and base units with work surface over incorporating sink with mixer tap, extractor hood, tiled flooring, central heating radiator, cupboard off.

## Utility

With tiled flooring and splashbacks, base units with work surface over incorporating sink, space and plumbing for washing machine, extractor fan, double glazed door to side, central heating boiler and central heating radiator.

## Downstairs w.c.

Low level w.c., central heating radiator, wash hand basin, tiled splashbacks and double glazed window to front.











### **First floor landing**

Access to loft space, cupboard off and doors radiating to:

#### **Bedroom one 10'9" max 8'10" min x 11'5" (3.3 max 2.7 min x 3.5)**

Double glazed window to rear, central heating radiator.

#### **En-suite**

Double glazed window to side, heated towel rail, low level w.c., wash hand basin with mixer tap over and storage below, shower enclosure with shower over, fully tiled walls, extractor fan.

#### **Bedroom two 8'10" x 9'2" min 11'1" max (2.7 x 2.8 min 3.4 max)**

Central heating radiator, double glazed window to front.

#### **Bedroom three 8'6" x 14'9" (2.6 x 4.5)**

Double glazed window to front, central heating radiator.

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

Central heating radiator, double glazed window to rear.

### **House bathroom**

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

### **Rear garden**

Block paved patio area, lawn with various plants and shrubs, shed, fencing and brick walls 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.



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