



5 Surfeit Hill Road
Cradley Heath,
West Midlands B64 7EB
Guide Price £240,000

...doing things differently



VIEWINGS ARE HIGHLY RECOMMENDED FOR THIS FANTASTIC THREE BEDROOM SEMI DETACHED FAMILY HOME. Situated on the ever popular Surfeit Hill Road this beautifully presented property benefits from having a good sized kitchen diner, three generously sized bedrooms and double garage to the rear and a secluded rear garden. There is a variety of local amenities nearby and with Cradley train station being located just a stone's throw away making this the perfect property for a city centre commuter. The property comprises of entrance hall, kitchen diner, lounge, three bedrooms and house bathroom. For all viewing enquiries please contact the Halesowen office on 0121 550 5400. TB 11/10/22 V1 EPC=D



Lex Allan Grove loves...
the internal condition of
the property







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*.

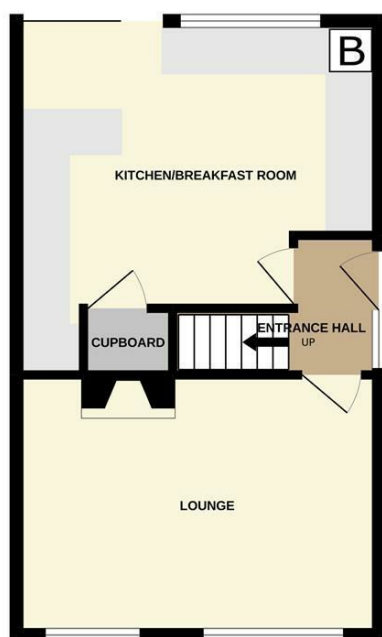
Cradley Heath retains a very traditional High Street with not one but two market halls with a large Tesco in the centre. It has its own Train Station which provides links to Birmingham and to Worcester, alongside a bus interchange just outside to station. It is only a few minutes' drive from the large 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.



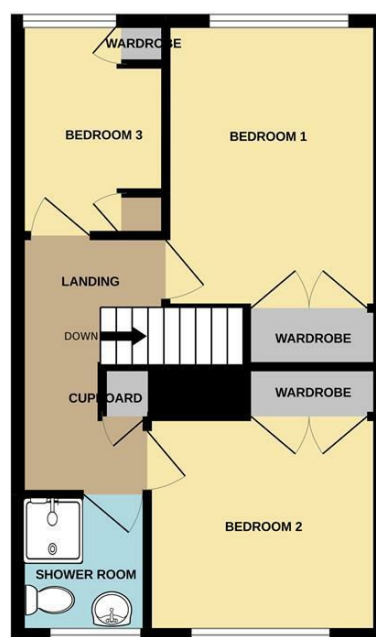




GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Approach

Via a gravelled front garden with access to front door.

Entrance hall

Door to lounge and kitchen diner, stairs to first floor accommodation.

Lounge 10'9" max 9'6" min x 15'5" (3.3 max 2.9 min x 4.7)

Two double glazed windows to front, central heating radiator, t.v. point, electric feature fireplace.

Kitchen diner 11'5" min 15'5" max x 12'5" max 9'2" min (3.5 min 4.7 max x 3.8 max 2.8 min)

Range of wall and base units, roll top work surfaces, sink unit and drainer with spring mixer tap, double glazed window to rear, walls part tiled, two central heating radiators, tiled floor, integrated oven and four ring gas hob, extractor

fan, spotlights, under stairs built in storage cupboard, double glazed patio door to rear garden, integrated fridge and freezer, plumbing for washing machine, breakfast bar.

First floor landing

Access to loft space, doors radiating to all rooms, built in storage cupboard.

Bedroom one 11'9" x 8'10" (3.6 x 2.7)

Double glazed window to rear, central heating radiator, coving to ceiling, built in wardrobe and storage space.

Bedroom two 9'2" x 9'6" (2.8 x 2.9)

Double glazed window to front, central heating radiator, built in storage cupboard.

Bedroom three 9'2" x 6'2" max 4'7" min (2.8 x 1.9 max 1.4 min)

Double glazed window to rear, central heating radiator, built in wardrobe and storage space.

House bathroom

Enclosed corner shower, w.c., wash hand basin with mixer tap, double glazed obscured window to front, heated towel rail, tiled walls.

Rear garden

Decking area with steps leading down to further decking area surrounded by gravel, steps lead down to rear access to garage.

Garage 16'4" x 18'4" (5.0 x 5.6)

Electric car point, two double glazed windows to rear, door to garden, electric double garage door.

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 B

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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