



14 The Crescent
Cradley Heath,
West Midlands B64 7JR

Guide Price £425,000

...doing things differently

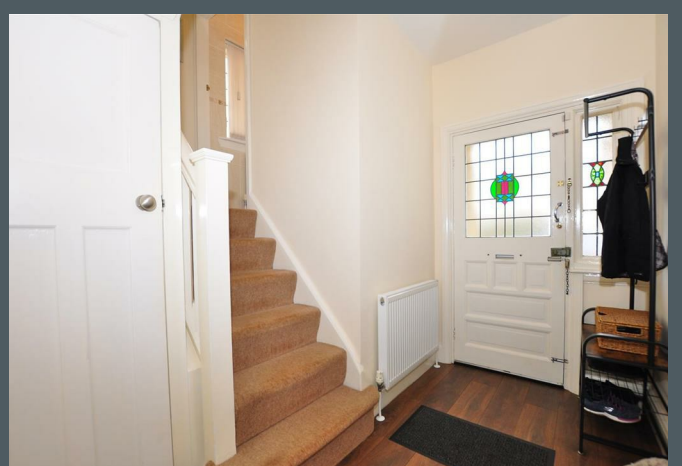
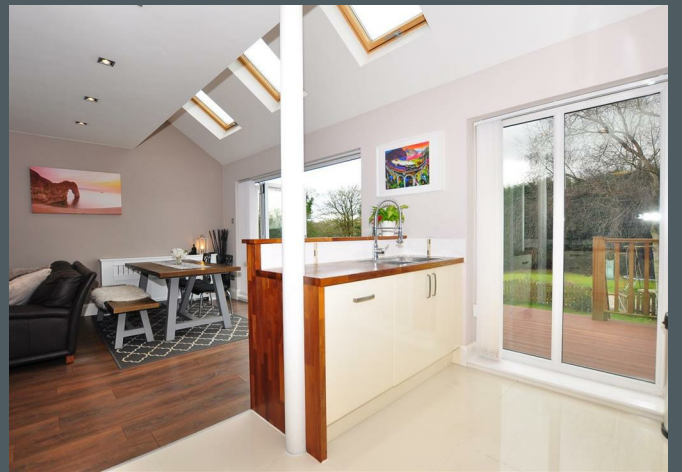


SPACIOUS WOW FACTOR HOME. This four bedroom detached boasts high quality features throughout with good sized accommodation and gardens situated at this popular residential address being ideal for Haden Hill Park being just a stones throw away. The property comprises of driveway to front, side access to parking area, entrance hall with feature stained glass windows, lounge and extended kitchen dining snug area complete with log burners and bifolding doors overlooking the attractive rear aspect and complementary decking. To the first floor are four good sized bedrooms, master with en-suite as well as house bathroom. To the rear the vast gardens are complemented by being south facing, summer house complete with electrics making an ideal games room or office. This stunning home simply must be viewed to be appreciated. There is a property information pack available on this property. LA 25/3/21 V2 EPC=D



Lex Allan Grove loves...
the main entertaining
space







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 surrounded by a brick wall and further access to side parking area.

Entrance hall

With central heating radiator, stained glass window and door to front, cupboard off housing boiler with space and plumbing for washing machine.











Lounge 14'5" max 11'9" min x 10'9" (4.4 max 3.6 min x 3.3)

Central heating radiator, double glazed bay window to front and log burner.

Kitchen lounge diner 21'11" max 17'4" min x 21'11" (6.7 max 5.3 min x 6.7)

With bifolding doors to rear opening on to decked area, double glazed window to rear, double glazed door to side, central heating radiator, feature log burner, tiled flooring and splashbacks, velux skylights, range of wall and base units with work surfaces over incorporating sink with mixer tap, gas hob with extractor hood over, double oven, integrated dishwasher.

First floor landing

Stained glass window to side, doors radiating to:

Bedroom one 17'0" x 8'6" min 9'6" max (5.2 x 2.6 min 2.9 max)

Double glazed window to rear, central heating radiator.

En-suite

Low level w.c., wash hand basin with mixer tap over and storage below, bath with mixer tap over, double glazed window to front, shower enclosure with shower over, extractor fan, tiling to splashbacks, cupboard off, heated towel rail.

Bedroom two 10'9" x 11'5" (3.3 x 3.5)

Double glazed window to rear, central heating radiator.

Bedroom three 10'9" x 11'9" (3.3 x 3.6)

Double glazed window to front, central heating radiator.

Bedroom four 10'9" x 11'5" (3.3 x 3.5)

Double glazed window to rear, central heating radiator.

House bathroom

With window to side, central heating radiator, wash hand basin with mixer tap over, low level w.c., bath with mixer tap over and fully tiled walls.

Rear garden

With wooden decking area stepping down to lawns, slabbed pathway, gravelled areas, beds with various plants and







shrubs, summer house equipped with electrics, access to carport to side leading to storage cupboard and all with hedging and 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.

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