7 Valley Road
Cradley Heath
B64 7LX
Guide Price £110,000
This property is for sale by the Modern Method of Auction which is not to be confused with Traditional auction. The Modern Method of Auction is a flexible buyer friendly method of purchase. We do not require the purchaser to exchange contracts immediately, but grant 28 days to achieve exchange of contracts from the date the buyer’s solicitor is in receipt of the draft contracts and a further 28 days thereafter to complete. Allowing the additional time to exchange on the property means interested parties can proceed with traditional residential finance. Upon close of a successful auction or if the vendor accepts an offer during the auction, the buyer will be required to put down a non-refundable Reservation Fee of 3.5% subject to a minimum of £5,000 plus VAT which secures the transaction and takes the property off the market. The buyer will be required to sign an Acknowledgement of Reservation form to confirm acceptance of terms prior to solicitors being instructed. Copies of the Reservation form and all terms and conditions can be found in the Legal Pack which can be downloaded for free from the auction section of our website or requested from our Auction Department.

An extended three bedroom semi detached property close to Haden Hill Park. This superb three bedroom family home offers vacant possession and no upward chain and has recently undergone many improvements including extension to the kitchen, lounge and a further bedroom.

The property is approach via block paved driveway with door leading to entrance hall, extended lounge and second reception room, refitted extended kitchen, rear garden, three good sized bedrooms and refitted family bathroom. The property benefits from gas central heating. Internal inspection is highly recommended. DAG 7/12/15 V1 EPC=D

Lex Allan & Grove loves the extension to this lovely family home and the close proximity to Haden Hill Park.
Location
The property is conveniently located for Cradley Heath Town Centre and its range of amenities including shops and supermarkets and offers good road and transport links including Cradley Heath and Old Hill Train Stations. Within the local area there are schools of great repute at both primary and secondary levels and within a short drive are popular Haden Hill Park and Leisure Centre.

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Freehold
Approach
Via block paved driveway, path to side and door leading to:

Entrance hall
Having central heating radiator, wood effect laminate flooring, door leading to meter cupboard and electric consumer unit.

Lounge 22’3” x 10’9” max 9’10” min (6.8 x 3.3 max 3.0 min)
Double glazed French door to rear, living flame gas fire, wood effect laminate flooring.

Extended kitchen 20’0” x 5’6” (6.1 x 1.7)
Double glazed window to rear, door to side, gas cooker point, plumbing for automatic washing machine, complementary tiling to walls, range of wall and base units with roll top work surfaces over, complementary tiling to walls and floor.

Reception room one 10’9” x 10’2” (3.3 x 3.1)
Double glazed window to front, central heating radiator, wood effect laminate flooring.

Landing
Having doors to:

Bedroom one 8’10” x 12’9” (2.7 x 3.9)
Double glazed window to front, central heating radiator, fitted mirrored wardrobes and further fitted storage.

Bedroom two 8’6” x 9’6” max 6’6” min (2.6 x 2.9 max 2.0 min)
Double glazed window to rear, central heating radiator.

Bedroom three 5’10” min 7’2” max x 15’1” (1.8 min 2.2 max x 4.6)
Double glazed window to rear, central heating radiator, wood effect laminate flooring.

Bathroom
Double glazed obscured window to side, w.c., wash hand basin, bath with shower over, complementary tiling to walls, heated towel rail.

Garden
Block paved patio area with lawned area beyond and timber shed.

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.

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