18 Hingley Court Hill Passage
Cradley Heath
B64 6HB

Offers In The Region Of £90,000
“IDEAL FOR FIRST TIMERS OR LANDLORDS!” Situated at this highly convenient address within walking distance of local shops and amenities, and with Old Hill train station nearby, this double glazed and heated property offers move-in ready accommodation throughout to include an open plan lounge and kitchen, two good sized bedrooms and a bathroom, whilst outside, we find secure gated access to a residents car park with both allocated and visitor spaces. As an added bonus, there is a long lease in place and the property is being offered with NO UPWARD CHAIN. Internal inspection is an absolute MUST to avoid disappointment. Leasehold. PS 19/11/18 V4 EPC=C
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. Predominated by Victorian terraced housing it 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 (or even a reasonable walk) 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.

Ormiston Forge Academy (formerly Heathfield High School) became an Academy in 2012 and was rated ‘Good’ by Ofsted in 2016.
Approach
Via secure intercom entry system to communal area with stairs to second floor and main entrance door opening into:

Reception hallway
Intercom entry system, wall mounted electric storage heater, built in store/cloaks cupboard, access to loft space via hatch and doors radiating off to two bedrooms, bathroom and open plan lounge kitchen.

Open plan lounge kitchen

Lounge area 11'1" x 11'9" (3.4 x 3.6)
Double glazed windows to rear, further double glazed French doors to rear opening onto balcony, wall mounted electric storage heater with further wall mounted electric heater, wood effect laminate flooring and open plan opening into kitchen area.

Kitchen area 8’2” x 7’6” (2.5 x 2.3)
Double glazed window to rear, range of wall mounted and base units with roll top work surfaces over incorporating a sink and drainer with mixer tap over, integral electric oven and four burner induction hob, further integral washing machine, tiling to splashback areas and laminate flooring.

Bedroom one 9’6” x 14’5” (2.9 x 4.4)
Double glazed window to front, wall mounted electric heater.

Bedroom two 9’6” x 10’5” excluding door recess (2.9 x 3.2 excluding door recess)
Double glazed window to front and wall mounted electric heater.

Bathroom 5’6” x 6’10” (1.7 x 2.1)
Wall mounted electric towel radiator, white suite comprising of bath with electric shower over, vanity wash hand basin and low level w.c., tiling to splashback areas and tiled flooring.

Outside
Secure gated residence car park offering one allocated car parking space plus a visitor car parking space.

Tenure
Reference to the tenure of a property are based on information supplied by the seller. We are advised that the property is Leasehold, ground rent and other charges may be payable. A buyer is advised to obtain verification from their solicitor. We are advised that there is 86 years left on the lease with a combined service charge and ground rent of £75.00 per calendar month.

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 reserves the right to obtain electronic verification.