



8 Great Western Drive
Cradley Heath,
West Midlands B64 6NW

Guide Price £85,000

...doing things differently



“FABULOUS FIRST TIME BUY OR RENTAL” Situated in this highly convenient, yet secluded location close to local shops schools and amenities (in particular, Old Hill train station is just a few minutes walk away,) this beautifully presented ground floor flat really is a cut above most. Having been refurbished throughout in 2016 by the current vendor, the property now benefits from a host of upgrades to include new double glazing, boiler and electric consumer unit, full redecoration and now has the most superb refitted kitchen and shower room, in addition to a generous lounge and double bedroom. Outside, we find communal gardens to the rear and both allocated and visitor parking provision. Offering “move-in” ready accommodation, this property is ideal for a range of suitable buyers, and must be inspected to be fully appreciated. Please call the office for your opportunity to view. Leasehold. PS 28/2/20 V1 EPC=D



Lex Allan Grove loves...
the quiet, yet convenient
location





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 steps leading down to canopy porch with lawned fore garden and step up to main entrance door opening into:

Lounge 11'5" x 12'9" (3.5 x 3.9)

Double glazed window and main entrance door to front, central heating radiator, timber effect laminate flooring, door to rear to inner hallway.

Inner hallway

Having two built in store cupboards and doors leading to kitchen, bedroom and shower room.

Kitchen 6'10" x 8'2" (2.1 x 2.5)

Double glazed window to side, breakfast bar seating area including central heating radiator, range of white high gloss wall mounted and base units incorporating carousel storage with work surface over incorporating stainless steel sink and drainer with mixer tap over, space and fittings for electric cooker with splashback, further space and plumbing for washing machine and space for under counter fridge freezer, wall mounted combination boiler, metro brick style tiling to splashback areas and non slip vinyl flooring.

Bedroom 8'2" x 10'9" (2.5 x 3.3)

Double glazed window to rear overlooking communal gardens, central heating radiator, timber effect laminate flooring.

Shower room 4'7" x 7'6" (1.4 x 2.3)

Obscured double glazed window to rear, wall mounted ladder style towel radiator, shower enclosure with gas powered shower over, low level close coupled dual flush w.c., pedestal wash hand basin with mixer tap over, majority floor to ceiling tiling and tiled flooring.

Outside

There are lawned communal gardens to rear incorporating drying areas and both one allocated parking space and one visitor 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 the length of lease is 99 years from 25th March 1990. There is an annual service charge of £483.96.

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.

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.

IMPORTANT NOTICE: 1. No description or information given whether or not these particulars and whether written or verbal (information) about the property or its value may be relied upon as a statement or representation of fact. Lex Allan Grove Ltd do not have any authority to make representation and accordingly any information is entirely without responsibility on the part of Lex Allan Grove Ltd or the seller. 2. The photographs (and artists impression) show only certain parts of the property at the time they were taken. Any areas, measurements or distances given are approximate only and interior measurements are wall to wall. 3. Any reference to alterations to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. 4. No statement is made about the condition of any service or equipment.



**LexAllan
Grove**

Lex Allan Grove Estate Agents
18 Hagley Road, Halesowen
West Midlands B63 4RG

0121 550 5400
lexallangrove.com
info@lexallangrove.com