



57 Sherbourne Road  
Cradley Heath,  
West Midlands B64 7PX

*Guide Price £350,000*

*...doing things differently*



**'STUNNING FIVE BED FAMILY HOME'** This five bedroom detached property is ideally positioned towards the end of a popular cul de sac within close reach of local amenities and commuter links. The property briefly comprises of good size driveway to the front giving access to the garage, porch, entrance hallway, lounge, dining room, kitchen, utility room, downstairs w.c., to the first floor off a split landing are five bedrooms and house bathroom, finally to the rear is a beautifully maintained garden with attractive woodland views. Call the office at your earliest opportunity to arrange a viewing. LA 13/10/2020 V1 EPC=D



**Lex Allan Grove loves...**  
The Spacious lounge  
Diner







## 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 a 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 streets 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 the 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 block paved driveway with gravel bedding to side and hedging to front giving access to garage and step up into porch with window and doors to front and further step up into entrance hall.











### **Entrance Hall**

With central heating radiator, stained glass door to front, cupboard off and stairs rising to first floor accommodation.

### **Dining Room 12'1" x 10'9"(min) 13'9"(max) (3.7 x 3.3(min) 4.2(max))**

With double glazed bay window to front and central heating radiator, double inner doors opening into lounge.

### **Lounge 6'6"(min) 10'9"(max) x 13'9" (2.0(min) 3.3(max) x 4.2)**

With double glazed door to rear, gas fire with feature surround and central heating radiator.

### **Kitchen 10'5" x 9'6" (3.2 x 2.9)**

With double glazed window to rear, central heating radiator, a range of wall and base units with work surface over incorporating sink with mixer tap, ceramic hob with extractor hood over, oven, integrated dishwasher and microwave, cupboard off.

### **Utility Room**

With double glazed window and door to rear, central heating radiator, a range of wall and base units with work surface over incorporating sink with mixer tap, space and plumbing for washing machine and tiling to splashbacks.

### **Downstairs w.c.**

With low level flush w.c., sink with mixer tap over and storage below, double glazed window to rear and central heating radiator.

### **First Floor Landing**

With access to loft space and doors radiating off to;

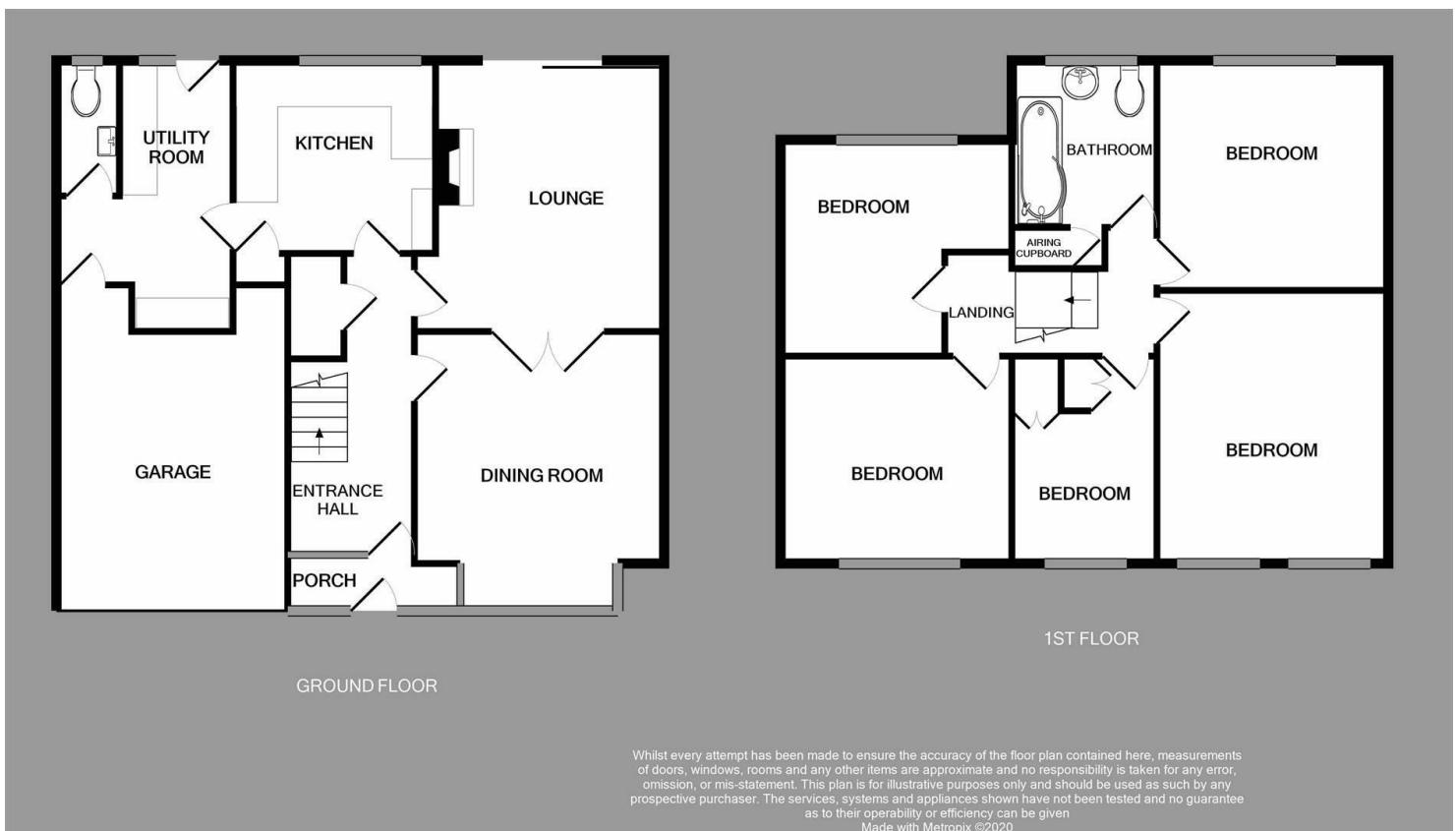
### **Bedroom One 13'1" x 11'1" (4.0 x 3.4)**

With double glazed window to front and central heating radiator.

### **Bedroom Two 10'9" x 9'10"(min)10'9"(max) (3.3 x 3.0(min)3.3(max))**

With double glazed window to rear and central heating radiator.





Whilst every attempt has been made to ensure the accuracy of the floor plan 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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### **Bedroom Three 11'1" x 9'10" (3.4 x 3.0)**

With central heating radiator and double glazed window to front.

### **Bedroom Four 11'1"(max) 7'10"(min) x10'2" (3.4(max) 2.4(min) x3.1)**

With central heating radiator and double glazed window to rear.

### **Bedroom Five 6'10" x 7'2" (2.1 x 2.2)**

With double glazed window to front, central heating radiator and cupboard off.

### **House Bathroom**

With central heating radiator, low level flush w.c., wash hand basin with mixer tap over and storage below, double glazed window to rear, bath with mixer tap and electric shower over, tiling to splashbacks and built in cupboard.

### **Rear Garden**

With slabbed patio and pathway, stepping up to lawn, various beds with plants and shrubs, a variety of trees to the rear with timber fencing to enclose.

### **Garage 10'5" x 15'5" (3.2 x 4.7)**

With metal up and over door to front.

### **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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