



22 Rowley Hill View
Cradley Heath,
West Midlands B64 7ER
Guide Price £399,950

...doing things differently



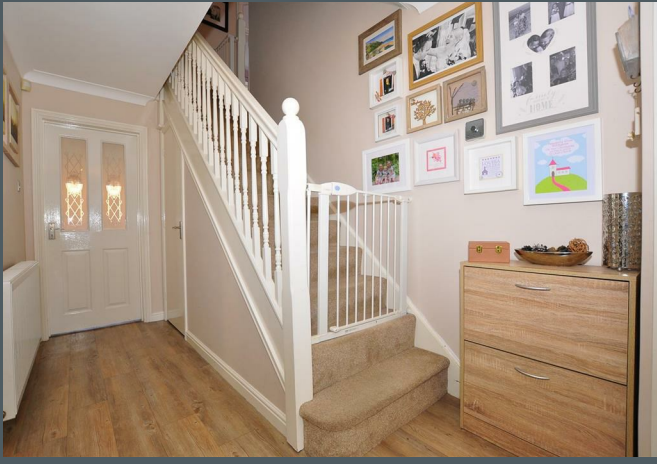
HIGH SPEC FOUR BED FAMILY HOME. This spacious four bedroom detached is ideally positioned in a popular cul de sac location whilst still near to commuter links and other amenities. With far reaching views to the rear this property is a must view. The property itself comprises of large driveway to front giving access to half garage, entrance hallway, lounge, high spec open kitchen diner complete with full range of integrated appliances all of which have been recently fitted, study, and downstairs w.c. To the first floor are four good sized double bedrooms, master with en-suite as well as further house bathroom. To the rear is an attractive well maintained tier garden. Contact the office at your earliest opportunity to arrange your viewing. LA 13/1/21 V1 EPC=D



Lex Allan Grove loves...
the kitchen 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. 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 block paved driveway offering parking for a number of cars with gravelled border to side with various plants and shrubs and giving access to half garage.

Entrance hall

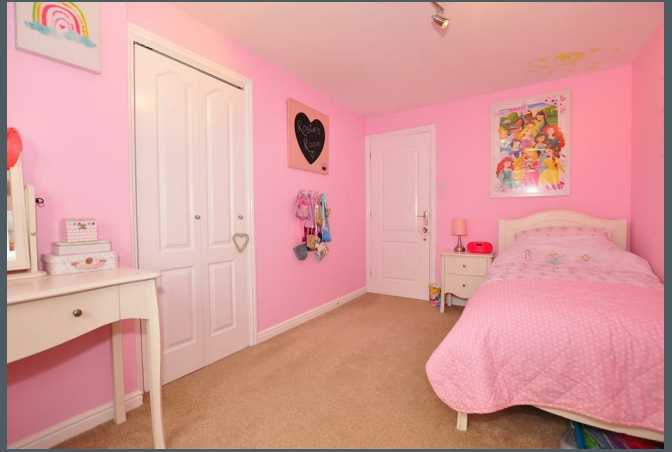
Central heating radiator, stairs to first floor accommodation, double glazed door to front, karndean flooring.











Lounge 16'8" max 14'1" min x 11'5" (5.1 max 4.3 min x 3.5)

Double glazed bay window to front, central heating radiator, electric log burner with feature surround.

Study 8'2" x 11'1" (2.5 x 3.4)

Central heating radiator, cupboard off.

Downstairs w.c.

With low level w.c., wash hand basin, central heating radiator, double glazed window to front, tiled splashbacks.

Kitchen diner 10'5" x 27'6" (3.2 x 8.4)

With double glazed windows and doors to rear, karndean flooring, range of wall and base units with work surface over incorporating sink with mixer tap, gas hob with extractor hood over, integrated double oven, dishwasher, washing machine and dryer.

First floor landing

Access to loft space, cupboard off housing immersion tank. Doors radiating to:

Bedroom one 13'1" x 13'1" max 12'1" min (4.0 x 4.0 max 3.7 min)

Double glazed window to front, built in wardrobes, central heating radiator.

En-suite

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

Bedroom two 9'6" x 11'9" (2.9 x 3.6)

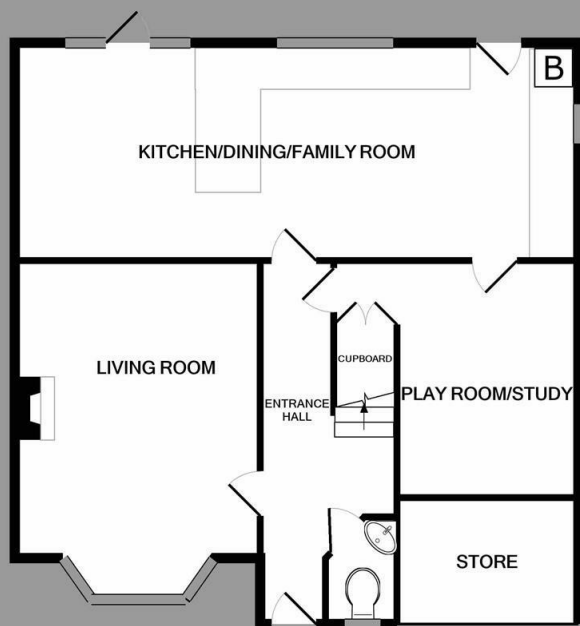
Double glazed windows to rear with far reaching views, central heating radiator.

Bedroom three 8'6" x 13'1" (2.6 x 4.0)

Double glazed window to front, central heating radiator, built in wardrobes.

Bedroom four 9'10" x 11'9" max 7'10" min (3.0 x 3.6 max 2.4 min)

Central heating radiator, double glazed window to rear with far reaching views.



GROUND FLOOR



1ST FLOOR

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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House bathroom

With low level w.c., wash hand basin with mixer tap over, double glazed window to rear, bath with mixer tap over and shower over, heated towel rail and extractor fan.

Rear garden

With wooden decking area stepping down to lawn space with gravelled beds to surround and all with timber 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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