



15 Forge Lane  
Cradley Heath,  
West Midlands B64 5AL  
Guide Price £350,000

*...doing things differently*



An impressive three bedroom semi-detached home positioned on Forge Lane, two minutes from Cradley Heath train station. The property offers 'move in' ready accommodation, with well presented rendering and grey UPVC frontage. This beautiful home boasts lounge, extended lounge diner with patio doors to rear, study area, modern kitchen, three bedrooms with en-suite and extended house bathroom. The property further benefits from a spacious driveway to the front and well presented garden with summerhouse. This property has been finished to an exceptionally high standard and is not to be missed! CS 29/4/24 V2 EPC=D



***Lex Allan Grove loves...***

This space in this  
extended family home!







### **Approach**

The property is approached via a concreted printed driveway with gravel and dwarf brick boundaries and small foregarden.

### **Entrance**

The secure composite front door opens to an entrance porch with double glazed bay window to front, wood effect flooring and secondary internal doors into entrance hallway with central heating radiator, wood effect flooring continued leading to study space, under stairs storage cupboards and internal doors radiating to:

### **Slimline Store 16'4" x 5'6" (5.0 x 1.7)**

Accessed internally from entrance hall with further composite door to front, wall units, power points and wall mounted Worcester Bosch boiler.

### **Lounge 13'9" x 12'1" max 10'2" min (4.2 x 3.7 max 3.1 min)**

With character feature fireplace and tiled hearth with wooden surround, double glazed bay window to front, central heating radiator and television point.

### **Extended Lounge/Diner 17'8" x 8'10" max 6'2" min (5.4 x 2.7 max 1.9 min)**

With central heating radiator, television point, double glazed window to rear and patio doors out to rear garden.













**Kitchen 11'9" x 11'5" (3.6 x 3.5)**

Modern kitchen with double glazed window to rear and external side door into garden, a range of wall and base cottage style units with wooden work surfaces, moulded double sink with drainer and mixer tap, integrated oven and microwave, four ring induction hob with extractor hood and stainless steel splashback, television point, plumbing for dishwasher and space for American style fridge/freezer.

**Study/Breakfast Area 7'6" x 7'10" (2.3 x 2.4)**

Built in study space with fitted desk, units with storage and door to;

**Downstairs w.c.**

Downstairs w.c. with hand wash basin with mixer tap and storage with PVC wall panels.

**Stairs to First Floor**

Stairs leading to first floor landing with doors radiating to:

**Bedroom one 11'1" min 13'9" max into bay x 10'9" excluding war (3.4 min 4.2 max into bay x 3.3 excluding wardrobes)**

With wood effect flooring, double glazed window into bay, central heating radiator, fitted wardrobes and access to loft.

**Bedroom two 11'1" x 9'10" including wardrobes (3.4 x 3.0 including wardrobes)**

With double glazed window to rear, fitted wardrobes, airing cupboard storage and central heating radiator.

**Bedroom three 6'6" min 7'2" max x 12'9" (2.0 min 2.2 max x 3.9)**

The extended third bedroom has wooden effect flooring, double glazed window to front, central heating radiator and en-suite with PVC shower panels to walls, obscured double glazed window to side, shower cubicle, w.c. and hand wash basin with mixer tap in vanity unit with storage and stainless steel towel radiator.

**Extended House Bathroom**

With double glazed obscured window to rear, PVC shower panels to walls, bath with handheld shower head, w.c. and



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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hand wash basin with waterfall mixer tap set in storage unit, well proportioned shower with drench shower head and handheld shower head and stainless steel towel radiator.

### **Outside**

To the rear, the well maintained garden has a range of artificial lawn, composite decked areas with multi level seating, mature shrubbery and well proportioned summerhouse enclosed within fenced boundaries.

### **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.

### **Council Tax Banding**

Tax Band is B

### **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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VIEWING View by appointment only with Lex Allan. Opening times: Monday - Friday 9.00am to 5.30pm, Saturday 9.00am to 4.00pm.

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