



12 The Woodlands
Cradley Heath,
West Midlands B64 7JY
Asking Price £415,000

...doing things differently



Welcome to this charming detached house located on a private driveway in the picturesque area of The Woodlands, Cradley Heath. This property boasts two spacious reception rooms, perfect for entertaining guests or simply relaxing with your family. With four bedrooms, there is ample space for everyone to have their own sanctuary within the house.

The two bathrooms in this property provide convenience and comfort for the whole household, ensuring no more morning rush-hour traffic in the bathroom. Parking is always a breeze with space for numerous vehicles.

Nestled in a tranquil neighbourhood, this house offers a peaceful retreat from the hustle and bustle of everyday life. The Woodlands, Cradley Heath, provides a serene backdrop for this lovely home, where you can enjoy the beauty of nature at Haden Hill Park right at your doorstep.

Don't miss out on the opportunity to make this delightful property your new home. Book a viewing today and envision the endless possibilities that this house has to offer. DAG 11/6/24 V1 EPC=D







Approach

Via block paved driveway with lawned area to side, door leading to:

Entrance hall

Stairs to first floor accommodation, central heating radiator, doors radiating to:

Downstairs w.c.

With w.c. and vanity wash hand basin.

Lounge 11'5" x 18'0" (3.5 x 5.5)

Double glazed French doors to rear, t.v. point, central heating radiator, gas fire with surround, coving to ceiling, double doors to dining room.

Dining room 11'5" x 12'1" (3.5 x 3.7)

Double glazed walk in bay window to front elevation, central heating radiator, coving to ceiling.

Breakfast kitchen 15'5" x 10'9" max 7'10" min (4.7 x 3.3 max 2.4 min)

Double glazed patio door to rear garden, range of high gloss cream wall and base units with one and a half bowl sink with drainer and mixer tap, space for appliances, gas hob with electric oven beneath, filter hood, complementary tiling to walls.

Utility area 7'6" x 5'6" (2.3 x 1.7)

Door to side, sink with drainer and mixer tap, central heating radiator and central heating boiler.



First floor landing

Having airing cupboard and doors radiating to:

Bedroom one

Double glazed window to front, two fitted wardrobes, central heating radiator, door to en-suite.

En-suite

Obscured window to front, bath with shower over, wash hand basin, heated towel rail.

Bedroom two 9'6" x 10'2" (2.9 x 3.1)

Double glazed window to rear, central heating radiator, wood effect laminate flooring.

Bedroom three 13'9" x 7'6" (4.2 x 2.3)

Double glazed window to front and rear, fitted wardrobes, dressing table, wood effect laminate flooring.

Bedroom four 10'2" x 9'2" (3.1 x 2.8)

Double glazed window to rear, central heating radiator.

Family bathroom

Obscured window to side, bath, w.c., pedestal wash hand basin, central heating radiator, complementary tiling to walls.

Garden

Having patio area, shaped lawn, gate to shared pathway to side, steps leading to gravelled area beyond.

Garage

Having up and over door.

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. There is a yearly maintenance charge of £552.00 for the private driveway.

Council Tax Banding

Tax Band is F

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 our panel of surveyors 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 10% of the fee that you pay capped at £200.00 This referral fee does not impact the actual fee that you would pay had you approached any of the panel of surveyors directly 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 do not have any authority to make representation and accordingly any information is entirely without responsibility on the part of Lex Allan 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. 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 or whether they are year 2000 compliant.

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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