



30 The Crescent
Cradley Heath,
West Midlands B64 7JR

Offers In The Region Of £350,000

...doing things differently



A truly stunning and characterful three bed traditional semi detached family home. Located in a highly sought after location and well placed for good local schools, great transport links, near to an abundance of local shops and amenities, and a stones throw from Haden Hill Park.

The layout out of this impressive property is stunning hallway with solid wood flooring, port hole window, under stair storage, and further additional character features through out, a front reception room with feature electric fireplace, rear facing reception room with sliding doors out to rear and gas fireplace. Also located at the rear of the property is the extended and modernised kitchen with built-in appliances. Heading upstairs is a pleasant landing with loft access hatch, two good sized double bedrooms, generous third bedroom and the house bathroom.

Externally the property offers ample off road parking with side access gate to rear. At the rear of the property is a stunning large garden which has been landscaped and offers multiple seating areas, a fire pit area, mature borders, two vegetable patches and a rear access gate.

Viewing is highly advised to appreciate the character touches on offer. AF 3/7/24 V1 EPC=D







Approach

Via tarmac driveway edged with block paving offering off road parking, small front lawn, side access leading to gate to rear of the property. Open porch with quarry tiles, wall lighting and feature timber door with stained glass inserts into:

Spacious reception hallway

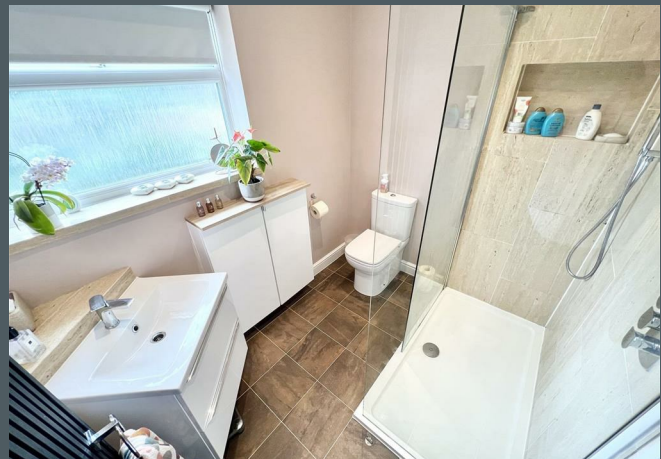
Featuring decorative coving, wall lights, single glazed timber framed original porthole window with stained glass insert, central heating radiator, wood flooring, wooden panelling to staircase with under stairs cupboard housing combination boiler.

Lounge 11'9" x 12'5" min x 14'1" max (3.6 x 3.8 min x 4.3 max)

Double glazed bay window, chimney breast housing remote control fireplace and storage to side, ceiling light and wall lighting, decorative coving, central heating radiator.

Dining room 11'9" x 12'1" (3.6 x 3.7)

Sliding double glazed doors to rear garden, ceiling lighting, decorative coving, feature gas fireplace with oak mantel and charcoal grate hearth, wood flooring, central heating radiator.









Kitchen 7'10" max x 17'0" (2.4 max x 5.2)

Extended to rear and features ceiling spotlights, double glazed window to side and rear, composite door to side, wall and base units, splashback panels, quartz work surfaces, built in appliances comprising of four ring gas burner, fridge freezer, two ovens, dishwasher, washer dryer, stainless steel sink with moulded in work surface drainer, central heating radiator, tiled flooring.

First floor landing

Double glazed frosted glass window to side, ceiling light point, pull down ladder to loft hatch.

Bedroom one 11'9" x 12'1" (3.6 x 3.7)

Double glazed window to rear, central heating radiator, two ceiling light points, decorative coving.

Bedroom two 11'9" x 12'1" (3.6 x 3.7)

Double glazed window to front, ceiling light points, decorative coving, central heating radiator.

Bedroom three 7'10" x 8'2" (2.4 x 2.5)

Double glazed window to front, central heating radiator, decorative coving, ceiling light point.

Shower room

Ceiling spotlights, extractor, double glazed frosted window to rear, double shower cubicle with tiled surround and tiled shelf insert, monsoon style shower and attachment, low level w.c., built in storage cupboard, wash hand basin, shelving, tiled splashback, vertical central heating radiator, karndean flooring.

Rear garden

An impressive large rear garden having decked steps leading out from the dining area and also steps out of kitchen leading on to the first paved seating area, landscaped with sleeper steps to the first section of lawn edged with flower borders and slate gravel, steps to the rear of the garden with another gravelled area and paved footpath,

additional seating area, vegetable patch and steps to the base of the garden, side and rear access gates, mature borders. This garden is ideal for families with multiple seating areas.

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 D

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.

18 Hagley Road, Halesowen, West Midlands, B63 4RG

info@lexallanandgrove.com

0121 550 5400

www.lexallanandgrove.com

**LexAllan
Grove**

local knowledge exceptional service