



24 Mission Close  
Cradley Heath,  
West Midlands B64 6SG

*Offers In The Region Of £525,000*

*...doing things differently*





A truly impressive and well appointed extended five bedroomed detached family home. Located on a highly sought after road and well placed for access to good local schools, great transport links and near to an abundance of local shops and amenities. Mission Close also benefits from being a stones throw away from tranquil walks down the Dudley canal and beautiful greenery of the nature reserve.

The layout in brief comprises of entrance hall with access to the ground floor w.c., study/office, a front facing lounge, spacious and well presented breakfast kitchen/diner with family area which is ideal for entertaining and a utility area. Heading upstairs is a pleasant landing, four good sized bedrooms with the main bedroom benefitting from an en-suite shower room, fifth bedroom currently being used as a dressing room, and the spacious house bathroom.

Externally the property offers ample off road parking with paved footpath leading to the side access gate. At the rear of the property is a landscaped garden with paved seating and BBQ area, pleasant lawned area and additional seating area and space for a shed. AF 19/7/24 V1 EPC=C













### **Approach**

Via tarmac driveway to front with additional gravel parking to side, front lawn and mature rockery, paved footpath to side access gate to rear garden. Composite double glazed front door into:

### **Entrance hall**

Ceiling light point, dado rail, central heating radiator, wood effect laminate flooring, stairs to first floor accommodation, ground floor w.c.

### **Ground floor w.c.**

Double glazed obscured window to front, ceiling light point, low level w.c., central heating radiator, wash hand basin with tiled splashback, towel rail, wood effect laminate flooring.

### **Lounge 14'1" max 10'2" min x 14'1" min 17'4" max (4.3 max 3.1 min x 4.3 min 5.3 max)**

Double glazed bay window to front, central heating radiator, ceiling light point, dado rail, feature fireplace, wood effect laminate flooring.

### **Open plan breakfast kitchen/family room 17'4" min 6'10" max 26'2" max 16'8" min (5.3 min 2.1 max 8.0 max 5.1 min)**

### **Family room**

Ceiling light point, central heating radiator, wood effect laminate flooring, hardwood work surface, access to storage cupboard under stairs and provides access to kitchen, dining area and utility.





















### **Breakfast kitchen**

Double glazed French doors to rear, two double glazed windows to rear, ceiling spotlights, range of wall and base unit, hardwood work surface over, tiled splashbacks, space for cooker, one and a half bowl stainless steel sink and drainer, space for dishwasher and space for Rangemaster cooker, two vertical radiators.

### **Utility area 7'2" x 7'6" (2.2 x 2.3)**

Double glazed obscured door, central heating boiler, ceiling light point, hardwood work surface, stainless steel sink, central heating radiator, space for dryer, space for American fridge freezer, space for washing machine, wood effect laminate flooring, access to pantry with lighting.

### **Study 7'6" x 8'2" (2.3 x 2.5)**

Double glazed window to front, ceiling light point, central heating radiator, wood effect laminate flooring.

### **First floor landing**

Ceiling light point, loft access hatch with pull down ladder, central heating radiator, airing cupboard.

### **Bedroom one 11'5" x 10'9" up to wardrobes (3.5 x 3.3 up to wardrobes)**

Double glazed window to front, ceiling light point, central heating radiator, built in wardrobes, access to en-suite shower room.

### **En-suite shower room**

Double glazed window to side, ceiling light point, shower cubicle with tiled surround, wash hand basin with storage beneath, tiled splashbacks, low level w.c., central heating towel radiator, vinyl flooring.

### **Bedroom two 9'10" x 9'2" up to wardrobes (3.00m x 2.79m up to wardrobes)**

Double glazed window to rear, ceiling light point, central heating radiator, built in wardrobes.

### **Bedroom three / dressing room 7'6" x 7'2" (2.3 x 2.2)**

Double glazed window to front, central heating radiator, ceiling light point, ample built in wardrobes.

### **Bedroom four 8'2" x 13'9" (2.5 x 4.2)**

Double glazed window to rear, ceiling light point, central heating radiator, built in wardrobes.

















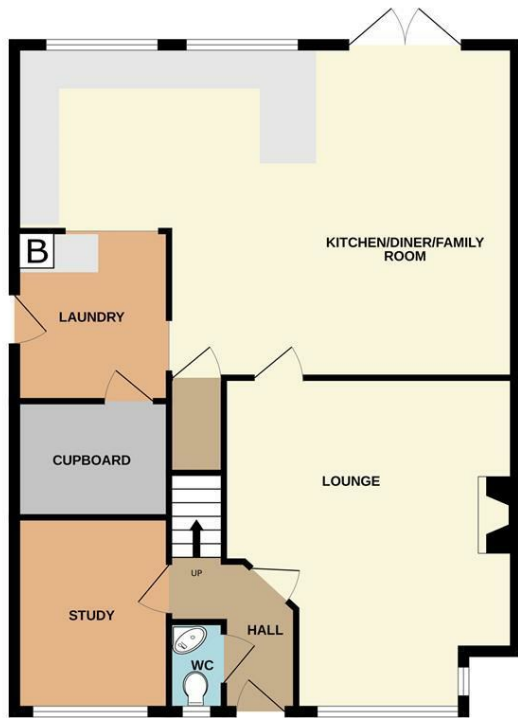




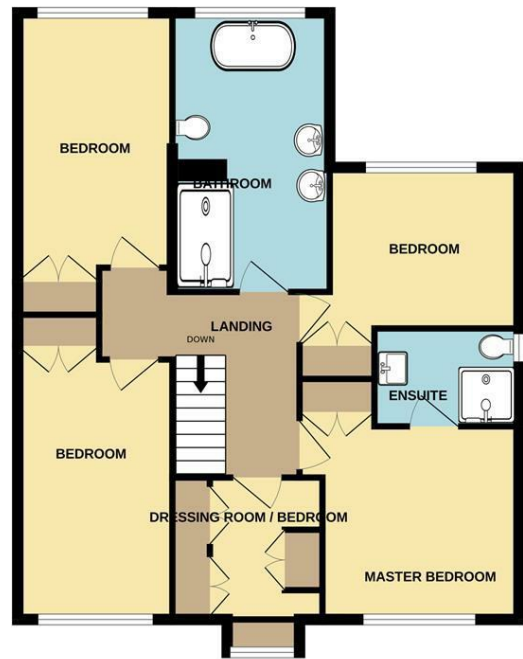




GROUND FLOOR  
879 sq.ft. (81.7 sq.m.) approx.



1ST FLOOR  
739 sq.ft. (68.6 sq.m.) approx.



TOTAL FLOOR AREA : 1618 sq.ft. (150.3 sq.m.) approx.

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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### **Bedroom five 7'6" x 14'1" (2.3 x 4.3)**

Double glazed window to front, ceiling light point, built in wardrobes, wood effect laminate flooring.

### **Extended bathroom**

Double glazed obscured window to rear, ceiling spotlights, extractor, separate shower with monsoon attachment above, bath with water attachment, 2 shaver sockets, w.c., his and hers wash hand basins, central heating towel radiator, tiled walls, herringbone tiled flooring.

### **Rear garden**

Paved seating area, sleeper steps to lawned area with a further raised sleeper section with mature borders, additional seating and shed.

### **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.

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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.

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

info@lexallanandgrove.com

0121 550 5400

www.lexallanandgrove.com

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