



23 Clyde Street
Cradley Heath,
West Midlands B64 6DQ

Offers In The Region Of £195,000

...doing things differently

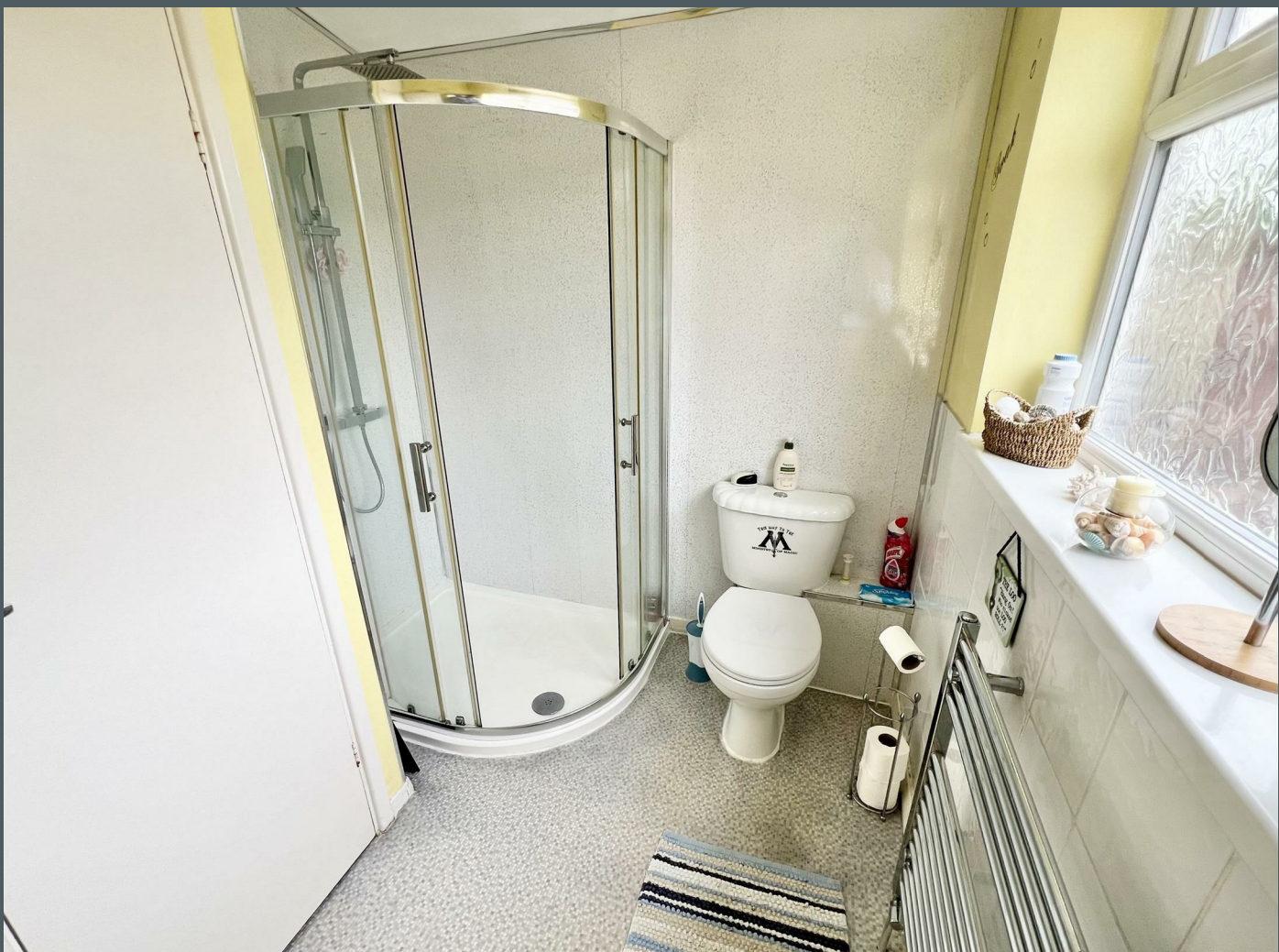


A truly well presented and characterful 3 bed period terraced property. Located in a popular area and benefitting from being well placed for good transport links, great access to local shops and amenities, and near to very popular local schools.

The layout in brief comprises of a front facing reception room, an inner hallway that provides access to the cellar, a second reception area with feature fireplace, a well appointed kitchen/diner which offers access to garden and leads on to the ground floor bathroom. Heading upstairs is a good sized landing with second staircase leading to the top floor, two good sized bedrooms, and a first floor WC. The top floor is the main bedroom that benefits from dual aspect Velux windows and stunning views, this bedrooms also benefits from a separate WC.

Externally the property can be accessed via a shared access alleyway leading to the rear gate. At the rear of the property is the landscaped low maintenance garden with multiple seating areas to take advantage of the afternoon sun. V3 AF 10/09/24 EPC-D







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. Cradley Heath is great place for first time buyers on a limited budget and offers some fantastic opportunity for starter homes. 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 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.

Approach

On street parking, side alley way access, UPVC front door with double glazed obscured insert above, double glazed windows to frontage.











Front Reception room 12'4" x 11'10" (3.77m x 3.63m)

Ceiling light with ceiling rose, decorative coving and central heated radiator.

Inner hallway

Wood effect laminate flooring. smoke detector, access door down to cellar.

Cellar 13'0" x 11'6" (3.97m x 3.53m)

Second Reception room 12'5" x 12'10" (3.81m x 3.92m)

Double glazed unit to rear, single glazed sliding glass window serving hatch through to kitchen area, ceiling light, decorative coving, feature electric fire place, stairs leading to first floor, central heating radiator and wood effect laminate flooring.

Kitchen/Diner 8'9" x 16'6" (2.69m x 5.05m)

UPVC obscured double glazed patio door leading out to the rear and additional double glazed obscured window to side, two double glazed Velux windows, ceiling spotlights, selection of wall and base units with stone effect work top,

electric hob and oven built in, tiled splash back, stainless sink and drainer, space for fridge and washing machine, central heating radiator, Herring bone stone effect vinyl flooring.

Ground floor bathroom 8'7" x 6'11" (2.63m x 2.11m)

Double glazed obscured window to rear, ceiling light, wall mounted extractor, half tiled wall, shower cubicle with monsoon/range shower head, airing cupboard, low level w.c. wash basin and central heated towel radiator.

Landing

Ceiling light and smoke detector.

First floor W.C.

Ceiling light and wall mounted extractor, low level w.c. and wash basin,

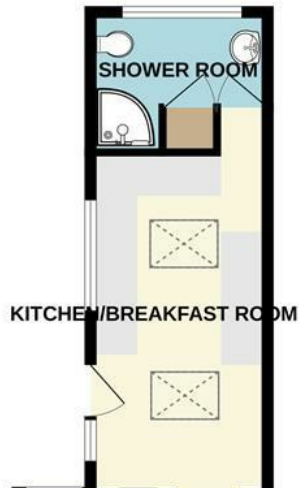
Bedroom Two 10'11" x 12'10" (3.33m x 3.93m)

Double glazed window to rear, ceiling light, central heated radiator.

Bedroom Three 14'2" x 8'4" (4.33m x 2.55m)

Double glazed window to front, ceiling light, central heated radiator, additional storage cupboard.

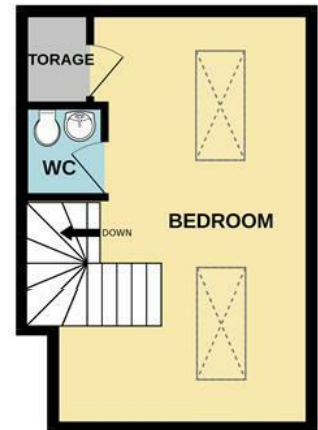
GROUND FLOOR
542 sq.ft. (50.4 sq.m.) approx.



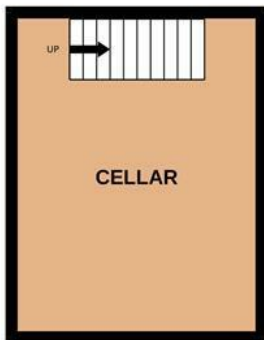
1ST FLOOR
403 sq.ft. (37.4 sq.m.) approx.



2ND FLOOR
277 sq.ft. (25.7 sq.m.) approx.



BASEMENT FLOOR
191 sq.ft. (17.7 sq.m.) approx.



TOTAL FLOOR AREA : 1413 sq.ft. (131.3 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 One 14'0" x 19'9" into eaves (4.28m x 6.03m into eaves)

Top floor bedroom, dual aspect, Velux double glazed units either side, ceiling light, additional Eaves storage on the one side,

Top Floor W.C.

Low level w.c. wall mounted light and extractor, wash basin with tiled splash back, wood effect vinyl flooring.

Garden

Paved footpath leading to rear low maintenance rear garden, gravelled seating area with a further quarry tiled raised additional seating space and mature flower borders.

Council Tax Banding

Tax Band is A.

Freehold 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.

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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.

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