



9 Willetts Way
Cradley Heath,
West Midlands B64 5SD

Offers In The Region Of £190,000

...doing things differently

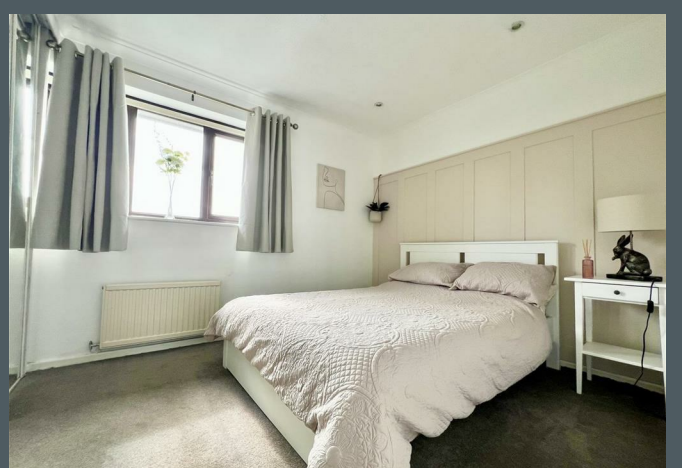


Ideal for young families and first time buyers. This well appointed and spacious two bed semi detached property is located on a quiet cul-de-sac. Further benefitting from being well placed for good transport links, good local schools and near to an abundance of local shops and amenities.

The layout in brief comprises of entrance hall, front facing lounge, well appointed breakfast kitchen that leads out to conservatory. Heading upstairs is a pleasant landing, main double bedroom that offers built-in storage, generous second bedroom and house bathroom.

Externally the property offers ample off road parking and a side access gate leading to rear. At the rear of the property is a low maintenance garden with decked seating area under pergola. AF 3/9/24 V1 EPC=D







Approach

Via gravelled driveway to frontage providing parking area, double side access gate with potential for additional parking, double glazed front door into hallway.

Hallway

Ceiling spotlights, decorative coving, stairs to first floor accommodation, central heating radiator, wood effect laminate flooring.

Lounge

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

Breakfast kitchen 6'6" x 13'5" (2.0 x 4.1)

Door and window to rear, ceiling spotlights, range of wall and base units with marble effect work surface, tiled splashbacks, electric oven, hob, extractor, built in fridge, washing machine, storage under stairs, central heating boiler, central heating radiator, wood effect laminate flooring.





Conservatory 14'1" x 9'10" (4.3 x 3.0)

Double glazed windows to surround, French double glazed doors to garden, stone tiled flooring.

First floor landing

Double glazed window to side.

Bedroom one 8'6" x 10'2" (2.6 x 3.1)

Double glazed window to front, ceiling spotlights, central heating radiator, built in wardrobe.

Bedroom two 7'2" x 10'2" (2.2 x 3.1)

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

Bathroom

Double glazed obscured window to rear, ceiling spotlights, shower over bath with

monsoon shower attachment, tiled splashbacks to walls, wash hand basin and low level w.c. in one unit with storage beneath, central heating towel radiator, vinyl tile flooring.

Rear garden

Block paved patio area, driveway to side, lawn area, decking area with pergola with seating.

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 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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