



12 Claremont Street
Cradley Heath,
West Midlands B64 6HH
Offers Over £190,000

...doing things differently



Offered for sale with NO ONWARD CHAIN! A traditional and period terraced property that is ideal for young families and first time buyers. Claremont Street is well placed for good transport links, popular local schooling, and near to an abundance of local shops and amenities.

The layout in brief comprises entrance hallway with feature curve archway, cellar and pantry access, a cosy front reception room, a second rear reception, and a modern style kitchen. Heading upstairs is a gallery style landing, two good sized double bedrooms, and the updated bathroom with separate bath and shower.

Externally the property has on street parking. At the rear of the property is a low maintenance garden with paved seating near to property, out buildings, and a further paved garden area. AF 1/10/24 V1 EPC=D







Approach

Via small fore garden with paved path leading to front door and surrounded with dwarf brick walling.

Entrance hall

Double glazed front door with stained glass inserts, wood effect laminate flooring and further door to main hallway with ceiling light point, decorative coving, central heating radiator, wood effect laminate flooring, archway through to stairs to first floor accommodation, door to cellar and door to pantry.

Front reception room 11'5" x 13'9" into bay (3.5 x 4.2 into bay)

Double glazed bay window to front, ceiling light point, ceiling rose, decorative coving, central heating radiator, storage cabinet, feature gas fireplace.

Cellar 13'9" x 11'1" min (4.2 x 3.4 min)

Lighting, air vent and ample storage space.

Pantry

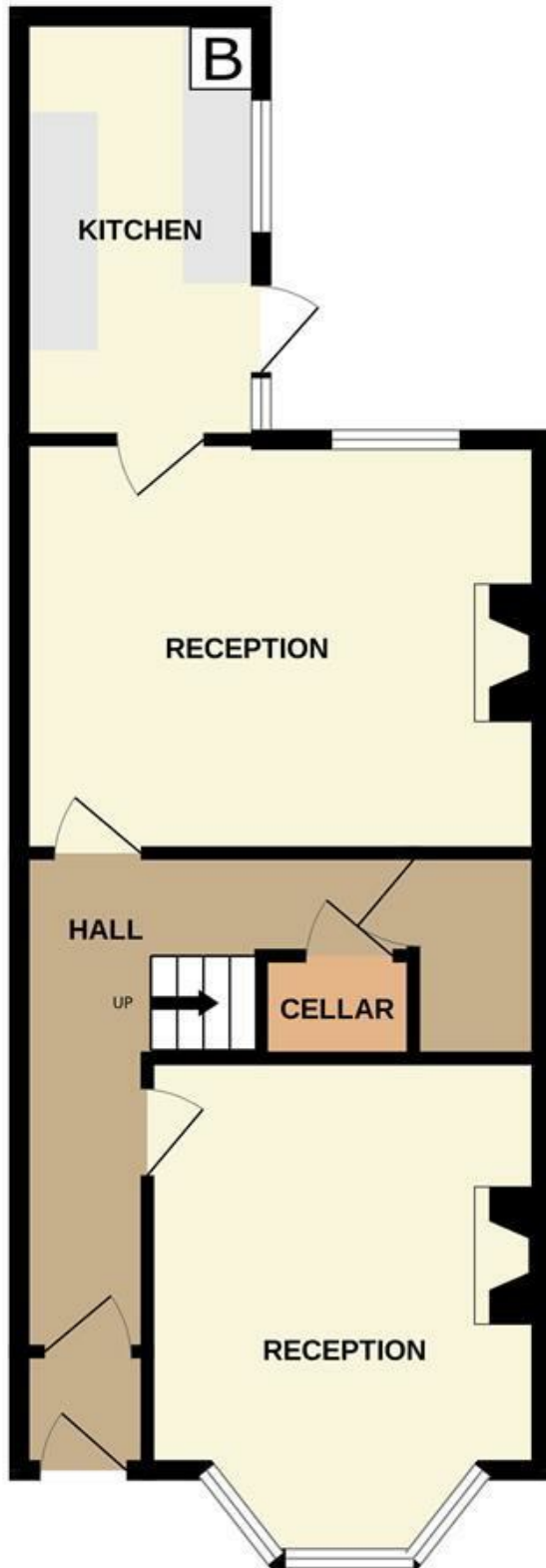
Lighting, wood effect laminate flooring and shelving.

Rear reception room 15'1" x 11'9" (4.6 x 3.6)

Double glazed window to rear, ceiling light point, feature gas fireplace, central heating radiator, access to kitchen.



GROUND FLOOR
537 sq.ft. (49.9 sq.m.) approx.



1ST FLOOR
535 sq.ft. (49.7 sq.m.) approx.



TOTAL FLOOR AREA : 1073 sq.ft. (99.7 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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Kitchen 7'2" x 12'9" (2.2 x 3.9)

Double glazed door to rear garden, double glazed window to rear, ceiling light point, range of wall and base units with stone effect work top, splashbacks, sink and drainer, space for fridge and freezer, space for cooker, extractor, stainless steel splashback, tiled flooring.

First floor landing

Gallery style landing with ceiling light points, central heating radiator.

Bedroom one 12'1" x 14'9" (3.7 x 4.5)

Two double glazed windows to front, ceiling light point, decorative coving, central heating radiator, built in cupboard.

Bedroom two 11'5" x 12'1" (3.5 x 3.7)

Double glazed window to rear, ceiling light point, decorative coving, central heating radiator, storage cupboard with loft access.

House bathroom

Obscured double glazed window to rear, ceiling light point, tiled walls, jacuzzi bath, shower cubicle, wash hand basin, low level w.c., central heating radiator with towel rail above, wood effect vinyl flooring.

Rear garden

Paved patio area with access to outbuildings, brick wall and gate way to a paved rear, side access to front.

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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