



13 High Haden Road  
Cradley Heath,  
West Midlands B64 7PG

*Offers In The Region Of £300,000*

*...doing things differently*





FANTASTIC HOME ON HIGH HADEN. This three bedroom detached offers must see accommodation split over three floors at this popular residential address near to various amenities and commuter links. The property comprises of driveway to front offering ample parking, entrance hall, lounge, spacious kitchen diner, to the top floor are three bedrooms and house bathroom and to the lower level is a good sized garage and utility. Finally a vast tiered garden to the rear with impressive views makes this property a must see. LA 30/4/21 V1 EPC=E

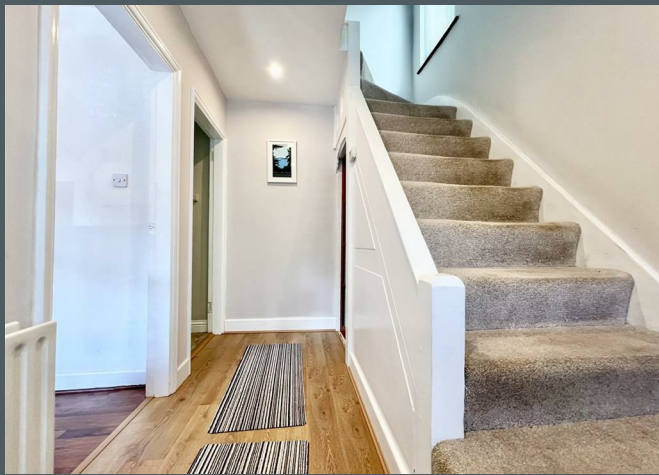


**Lex Allan Grove loves...**  
the woodland views to  
the rear













### 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

Via block paved driveway to front offering parking for a number of cars stepping up to:

### Entrance hall

With central heating radiator, stairs to top floor accommodation, door to front, stained glass window to front.

### Lounge 13'5" max 10'9" min x 11'9" (4.1 max 3.3 min x 3.6)

Double glazed bow window to front, gas fire with feature surround, central heating radiator.

### Dining room 13'1" x 10'2" min 12'1" max (4.0 x 3.1 min 3.7 max)

Central heating radiator, double glazed window to rear, base units with work surfaces over, integrated wine cooler.



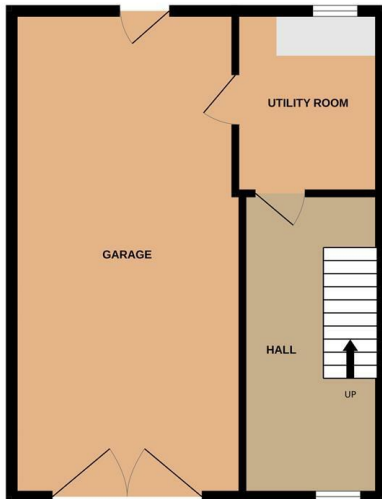




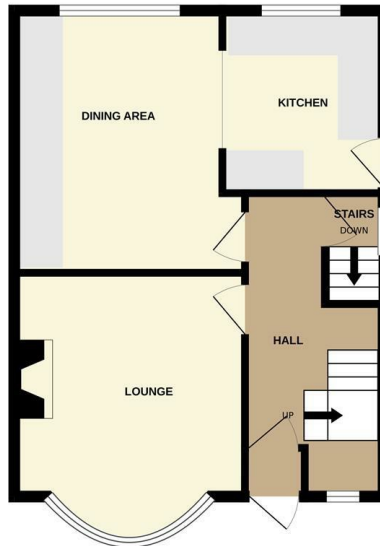




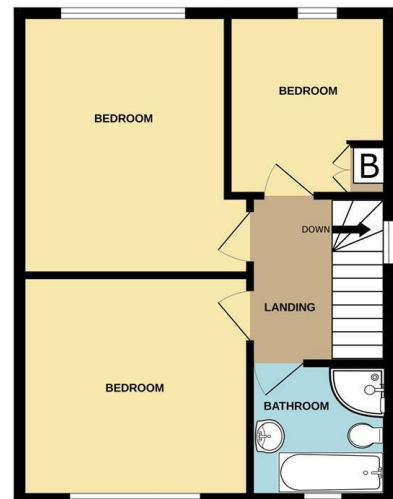
LOWER GROUND FLOOR  
458 sq.ft. (42.6 sq.m.) approx.



GROUND FLOOR  
464 sq.ft. (43.1 sq.m.) approx.



1ST FLOOR  
458 sq.ft. (42.6 sq.m.) approx.



TOTAL FLOOR AREA : 1381 sq.ft. (128.3 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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### **Kitchen 9'6" x 7'10" (2.9 x 2.4)**

Double glazed window to rear, range of wall and base units with work surface over incorporating sink with mixer tap, gas hob with extractor hood over, integrated oven, built in dishwasher, fridge and freezer, central heating radiator, double glazed door to side, tiling to splashbacks.

### **First floor landing**

Double glazed window to side and doors radiating to:

### **Bedroom one 13'1" x 11'1" max 10'2" min (4.0 x 3.4 max 3.1 min)**

Double glazed window to rear, central heating radiator.

### **Bedroom two 10'9" x 11'9" max 11'1" min (3.3 x 3.6 max 3.4 min)**

Double glazed window to front, central heating radiator.

### **Bedroom three 5'10" min 7'10" max x 9'6" (1.8 min 2.4 max x 2.9)**

Double glazed window to rear, central heating radiator, cupboard off.

### **House bathroom**

With shower enclosure and shower over, low level w.c., bath with mixer tap over, window to front, wash hand basin with mixer tap over, central heating radiator, tiled flooring and splashbacks.

### **Utility**

Double glazed window to rear, base units with work surface over incorporating sink, space and plumbing for washing machine.

### **Garage 11'5" x 24'7" (3.5 x 7.5)**

Double doors to front and further door to rear.

### **Garden**

Having slabbed patio area stepping down to lawn, further decking area, beds with various plants and shrubs, greenhouse and all with fencing and hedging to enclose.

### **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.

### **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 Mr Tony Lowe of Green Street Surveys 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 20% of the fee that you pay to Green Street Surveys. This referral fee does not impact the actual fee that you would pay Green Street Surveys had you approached them direct 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.

### **Council Tax Banding**

Tax Band is D

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

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