



16 Farmhouse Close
Cradley Heath,
West Midlands B64 7BQ
Offers In Excess Of £325,000

...doing things differently



A modern three bedroom property recently constructed by Dunedin Homes offering a semi detached corner plot family home, side by side dual parking, welcoming reception hall with downstairs w.c., beautiful lounge with dual aspect, dining kitchen with French doors leading on to mainly walled rear garden, three bedrooms with master en-suite, spacious family bathroom. Offering the remaining NHBC warranty and is within a good catchment area for primary and secondary schools. Internal inspection highly recommended. DAG 30/11/23 V5 EPC=B



Lex Allan Grove loves...
the position of this
beautiful family home







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.

Are you one of the many that missed out on this fantastic popular development constructed by Dunedin Homes close to Haden Hill Park and within easy access to Halesowen and Cradley Heath. This home is an excellent family base with train station a short distance away giving excellent commuter opportunities to Birmingham, Worcester and beyond. This superb family home is perfectly positioned on a corner plot offering two parking spaces, welcoming reception hall, downstairs w.c., attractive lounge, dining kitchen, three bedrooms and en-suite and family bathroom.



Approach

Via pathway leading to:

Entrance hall

With ceramic tiled flooring, double glazed window to front, stairs to first floor accommodation and door leading to:

Downstairs w.c.

Obscured window to front, w.c., pedestal wash hand basin, central heating radiator.

Lounge 18'8" x 14'5" (5.7 x 4.4)

Double glazed bay window to front, window to side, central heating radiator, t.v. point, door to storage cupboard.

Kitchen diner 19'0" x 8'10" (5.8 x 2.7)

Double glazed window to rear, further double glazed window to side, French doors leading to rear garden, range of high quality navy blue wall and base units with work surfaces over, one and a half bowl sink, drainer and mixer tap, complementary work tops over, integrated five ring gas hob with integrated oven and filter hood to match, integrated fridge and freezer, integrated dishwasher, central

heating radiator, matching ceramic tiled flooring throughout dining area and kitchen, inset ceiling light points, French doors giving access to rear garden.

First floor landing

Having loft access and doors radiating to:

Bedroom one 10'9" x 8'10" (3.3 x 2.7)

Double glazed window to rear, central heating radiator, fitted mirrored wardrobes, door to en-suite.

En-suite

Double glazed obscured window to rear, pedestal wash hand basin, separate shower cubicle, w.c., complementary tiling to walls.

Bedroom two 9'6" x 8'10" (2.9 x 2.7)

Double glazed window to front, central heating radiator, fitted wardrobe.

Bedroom three 7'2" x 9'2" (2.2 x 2.8)

Double glazed window to front, central heating radiator.

Bathroom

Double glazed obscured window to side, bath, separate shower cubicle, w.c., pedestal wash hand basin, complementary tiling to walls and splashback areas.

Outside

Patio area with garden mainly laid to lawn. To the side of the property are two allocated parking spaces.

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 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.

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.

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