



14 The Woodlands  
Cradley Heath,  
West Midlands B64 7JY

*Offers In The Region Of £460,000*

*...doing things differently*





A most superbly appointed attractively presented four bedroomed detached family home being situated in a private cul de sac in a popular location off The Crescent having extensive driveway, garage and good sized accommodation comprising reception hall, guest w.c., attractive lounge and dining room with double doors through, fantastic fitted kitchen diner with granite work surfaces and utility/storage area off, master bedroom with fitted wardrobes and en-suite shower room, three further bedrooms, family bathroom, well maintained front and rear garden, gas central heating and double glazing where specified. Viewing is highly recommended to fully appreciate. JE V1 10/11/2023 EPC=C













### 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.

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.









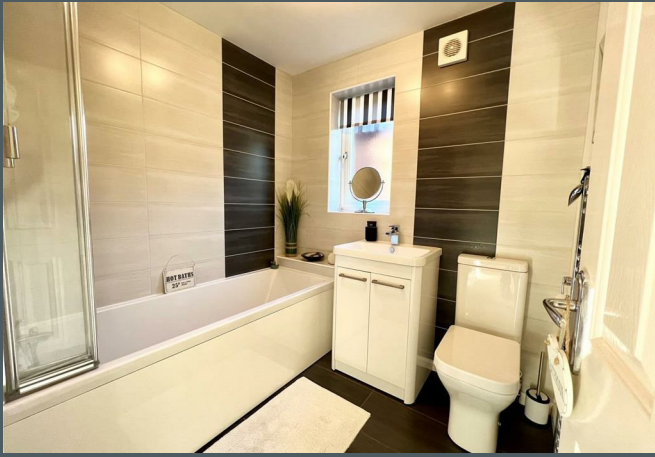












### Approach

Via block paved driveway, lawned fore garden, stone chipping borders, side gate access to rear, access to garage, canopy porch leading to composite front door.

### Reception hall

Coving to ceiling, dado rail, central heating radiator with decorative cover, doors to downstairs w.c., lounge, dining room and kitchen.

### Lounge 18'0" x 11'5" max 10'5" min (5.5 x 3.5 max 3.2 min)

Coving to ceiling, dado rail, central heating radiator, double glazed sliding patio door to rear, feature electric fire with surround and hearth, double opening doors to dining room.

### Dining room 11'5" into bay 9'2" min x 11'5" (3.5 into bay 2.8 min x 3.5)

Double glazed boxed bay window to front, coving to ceiling, dado rail.

### Downstairs w.c.

Wash hand basin vanity unit with mixer tap, tiled splashbacks, low level flush w.c.

### Kitchen diner 15'8" max 6'10" min x 10'9" max 5'10" min (4.8 max 2.1 min x 3.3 max 1.8 min)

Double glazed sliding patio door to rear, double glazed window to rear, spotlights to ceiling, tiled floor, vertical radiator, range of matching wall and base units, complementary granite surfaces over, splashbacks, one and a half bowl sink, drainer and mixer tap, integrated four ring induction hob, oven and grill, chimney extractor over, integrated microwave, integrated fridge and dishwasher, door to utility.

### Utility 7'6" x 4'11" (2.3 x 1.5)

Double glazed panelled door to side, central heating radiator, range of matching wall and base units with work surface over, plumbing for washing machine, space for dryer, space for fridge/freezer, cupboard housing central heating boiler.









GROUND FLOOR

1ST FLOOR



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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### **First floor landing**

Double glazed window to side, dado rail, door to storage cupboard, access to loft.

### **Bedroom one 15'1" max 9'10" min x 12'5" max 3'11" min (4.6 max 3.0 min x 3.8 max 1.2 min)**

Double glazed box bay window to front, central heating radiator, two double opening built in closets, door to:

### **En-suite**

Double glazed obscured window to front, vertical radiator, part tiled walls, shower cubicle, wall mounted wash hand basin with mixer tap, low level flush w.c.

### **Bedroom two 10'2" x 9'2" (3.1 x 2.8)**

Double glazed window to front, central heating radiator.

### **Bedroom three 13'9" x 7'6" (4.2 x 2.3)**

Dual aspect double glazed window to front and rear, central heating radiator, access to loft space.

### **Bedroom four 10'2" x 9'2" max 8'6" min (3.1 x 2.8 max 2.6 min)**

Double glazed window to rear, central heating radiator.

### **Bathroom**

Double glazed obscured window to side, vertical chrome towel radiator, panelled bath with shower over, wash hand basin vanity unit with mixer tap and storage beneath, low level flush w.c.

### **Rear garden**

Slabbed patio area, lawn, chipping borders, plant beds and mature shrubbery, garden shed, side gate access to front.

### **Garage 16'4" x 8'2" (5.0 x 2.5)**

Up and over door to front, lighting and electrics.

### **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. There is a service charge payable of £40.00 per month for the private road.

### **Council Tax Banding**

Tax Band is F

### **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.

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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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