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18 Barn Close, Cradley Heath, B64 7NQ

**** PRIME SPOT FOR FIRST TIME BUYERS ****

This charming two bedroom semi detached family home is now ready for its next custodian. Nestled within a quiet cul de sac you are surrounded by superb amenities & transport links. Offering spacious accommodation throughout this is truly ideal for those looking to make that step onto the property ladder. In brief the property comprises; porch, entrance hall, lounge, kitchen/diner, utility room, two double bedrooms and house bathroom. A peaceful garden to the rear along with garage & additional bin storage room to the side. Call today to arrange your viewing.



Approach

Tidy front garden.

Porch

Door off to entrance hall.

Entrance Hall

Doors off to all first floor accommodation, stairs rise to first floor.

Lounge

20'9" x 11'0" (6.35 x 3.36)

Opening to the kitchen/diner, electric fireplace with surround, double glazed window to front, central heated radiator.



Kitchen/Diner

21'9" x 9'11" (6.65 x 3.04)

Kitchen offering a variety of wall and base units, sink and drainer, electric oven and hob with extractor above, plumbing for dishwasher, breakfast bar, door opening into the garden along with two skylights allowing the natural light to flood through.

Utility

Plumbing for washer & dryer, worksurface, central heated radiator, under stair storage.



Landing

Doors off to all first floor accommodation, double glazed window to side, loft access.

Bedroom 1

14'3" x 8'8" (4.35 x 2.66)

Two double glazed windows to front, central heated radiator.

Bedroom 2

11'4" x 10'6" (3.46 x 3.21)

Double glazed window to rear, central heated radiator.

Bathroom

Bath with shower over, wash hand basin, w.c, double glazed window to rear, chrome heated towel rail.

Bin Store

Door to front providing additional storage.

Garden

Decked area with pergola over, lawn area along with further patio to the rear of the garage.

Garage

Up and over to front, power & lighting through, door off to garden.

Tenure (Freehold).

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.



Please note that under the MONEY LAUNDERING REGULATIONS 2017 we are legally required to verify the identity of all purchasers and the source of their funds to enable the purchase, 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. Lex Allan reserves the right to obtain electronic verification of any relevant document sought which there will be a charge to the purchasers at £30 inc VAT per person. If your offer is acceptable we will be required to share personal details with relevant third parties regarding your chain details on your sale/purchase.

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 £300 inc VAT 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.

The same also applies if we have introduced you to the services of surveyors who we are confident will provide you with a first class service relevant to your property needs, we will again receive a maximum referral fee of £200 inc vat. This referral fee does not impact the actual fee that you would pay 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.

1ST FLOOR

Main Floor Plan:

- GARAGE
- KITCHEN/DINER
- LOUNGE
- UTILITY ROOM
- BIN ROOM
- STORAGE
- ENTRANCE HALL
- PORCH

1st Floor Plan (Inset):

- BATHROOM
- BEDROOM 2
- BEDROOM 1

Energy Efficiency Rating

Energy Efficiency Rating	Score	Band
Very good (A)	89	A
Good (B)	81	B
Decent (C)	69	C
Needs improvement (D)	55	D
Needs improvement (E)	49	E
Needs improvement (F)	35	F
Needs improvement (G)	15	G

England & Wales

Environmental Impact (CO₂ Rating)

Environmental Impact (CO ₂ Rating)	Score	Band
Very good (A)	35	A
Good (B)	25	B
Decent (C)	15	C
Needs improvement (D)	10	D
Needs improvement (E)	5	E
Needs improvement (F)	0	F
Needs improvement (G)	-5	G

England & Wales



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