



Cavendish Road, Halesowen, B62

£650,000

McHugo Homes

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- High specification
- Recently renovated throughout
- Four bedrooms
- Detached family home
- Open plan kitchen/dining/sitting room
- Separate living room
- Bathroom and two ensuites
- Popular Lapal location

Unveiling opulent living in Lapal, Halesowen!
A meticulously renovated four bedroom detached family home with open-plan kitchen/dining/sitting area and separate living room, high specification bespoke features, three bathrooms, driveway, garage and landscaped garden.
An opportunity not to be missed.



PROPERTY

Welcome to a world of refined living in Llapal, Halesowen. This four-bedroom detached family home has undergone a recent transformative renovation, presenting a residence that seamlessly blends modern luxury with timeless elegance.

The ground floor is a symphony of open-plan design, featuring a welcoming kitchen/dining/sitting room - the heart of family gatherings, complemented by a separate living room, this space offers versatility and sophistication.

Ascend to the first floor, where three generously sized double bedrooms await, as a recently fitted family bathroom ensuite showcase exquisite craftsmanship and attention to detail, providing a serene retreat for every family member. For added flexibility, a downstairs bedroom with an ensuite shower room ensures convenience and flexibility.

Practicality meets style with a downstairs WC housing utilities such as housing a new boiler, offering both efficiency and functionality. The large entrance hallway sets a grand tone, leading to the well-appointed rooms and adding a touch of luxury to daily life.

The exterior of the property is equally impressive, with a spacious driveway, electric doors opening to garage, and a beautifully landscaped rear garden. Security is paramount, featuring an alarm and CCTV system, while double glazing and gas central heating (where specified) ensure comfort year-round. The high-specification finishes include fitted wardrobes and Hillary's shutters to the upstairs windows adding a bespoke touch, elevating the property's overall aesthetic. This residence is not just a home; it's a testament to quality living. Immerse yourself in the Llapal lifestyle, where every detail has been carefully curated for the discerning homeowner.

AREA

Within the prestigious surroundings of Llapal, Cavendish Road lies between Manor Abbey Road and Priory Road, whilst close to arterial routes in to Halesowen town to enjoy shopping amenities and plethora of independent coffer shops and eateries. The convenience of such major road access provides a short trip to nearby Birmingham city centre and motorway links (junction 3 of M5), as well as great public transport links. These factors, coupled with the proximity to a plethora of local schools not least the short walk to 'Outstanding' rated Llapal Primary but also as nearby Manor Way, and Our Lady and Howley Grange schools plus The Earls, Windsor and Leasowes Secondary schools, make this a fantastic location of choice for young families.

Whilst it is home to sporting hubs and clubs, such as nearby Halesowen Town FC, cricket club and Old Halesowen Rugby club, Halesowen also offers much more in the way of facilities such as Halesowen Athletic and Cycling club, plus the plethora of activities at the central Leisure centre. There are many areas of natural beauty for a family day out, including Leasowes Park which is a short walk away via Links Drive access, and a countryside walk through Uffmoor woods or the Clent Hills beyond.

APPROACH

Newly laid brick paved driveway, side gate to rear, double doors to garage and front door to:

PORCH

Double glazed window, the recessed ceiling downlighters, door into:

ENTRANCE HALLWAY

Recently laid wooden floor, access to understairs storage housing fuse box, ceiling light points, power points, radiator, stairs to first floor and doors to:

OPEN PLAN KITCHEN/DINING/SITTING ROOM

Double glazed windows and a glazed double French doors recently installed facing an accessing garden, five Velux skylights complete with fitted blinds, wooden flooring, selection of recessed ceiling downlighters and further light points, three tall radiators, electric stove with wooden mantle above. The in-frame kitchen boasts a range of base mounted soft closing cabinetry, tall fridge with under counter freezer, quartz worktop with inset porcelain double sink and chrome mixer tap above, breakfast islands with storage, integrated appliances of double oven with Hotpoints six ring gas hob, and extractor hood, Hoover dishwasher, power points including some with USB ports.

LIVING ROOM

Two obscure double glazed windows with side aspect, front curved double glazed window, power points, TV point, log burning stove with wooden mantle above, four wall light points, radiator, carpeted.

WC

Recently installed boiler 'Worcester' boiler, plumbing for washing machine, space for dryer, power points, recessed ceiling downlighters, low level WC with concealed cistern, 'Rak' ceramics wash hand basin within vanity unit and mixer tap above.

OFFICE AREA

Versatile area currently used as office with three recessed ceiling downlighters, radiator, wooden flooring, obscure double glazed window with side aspect, power points with USB ports.

BEDROOM FOUR

Two double glazed windows with rear aspect, three wall light points, one ceiling light point, radiator, carpeted, power points, fitted wardrobes, access to ensuite.

ENSUITE SHOWER ROOM

Obscured double glazed window with side aspect, low level WC with concealed cistern within vanity unit also hosting wash handbasin with mixer tap above, shower cubicle with chrome fittings, selection of recessed ceiling downlighters, wall mounted heated towel rail, extractor fan.

FIRST FLOOR LANDING

Double glazed window with front aspect, radiator, carpeted, eaves storage, power points, access to loft with drop down ladder, doors to:

BEDROOM ONE

Bespoke fitted wardrobes plus double glazed window with front aspect and fitted shutters by Hillarys, radiator, carpeted, ceiling coving and rose with ceiling light point, power points and door to:

ENSUITE SHOWER ROOM

Shower cubicle with subway tiling, floating contemporary wash hand basin within vanity unit and mixer tap above, low level WC, wall mounted heated towel rail, extractor and four recessed ceiling down lighters.

BEDROOM TWO

Double glazed windows with rear aspect and bespoke fitted shutters, radiator, carpeted, power points, ceiling light point.

BEDROOM THREE

Reconfigured from what was previously two bedrooms, eaves storage, power points, tall radiator, through aspect with double glazed windows with bespoke fitted Hillary's shutters, two ceiling light points, carpeted.

FAMILY BATHROOM

Bespoke vanity cabinetry with inset sink and matt black fittings, free standing bath with telephone style matt black fittings, low level WC, tiled flooring, radiator, subway tiling to shower cubicle with splash screen and matt black shower head and fittings, selection of recessed ceiling downlighters, double glazed windows with fitted blinds.

REAR GARDEN

Recently landscaped, predominantly laid to lawn, stone paved patio area, fencing and hedgerow to boundaries, side gate to front.

GARAGE

Double opening electric operated doors, side facing window and door with rear garden access, power supply and meters.

Full Description

TENURE: FREEHOLD

EPC: C

COUNCIL TAX BAND: F

BROADBAND: Ofcom reports Networks in your area - Virgin Media, Openreach-Fibre-to-the-premises available

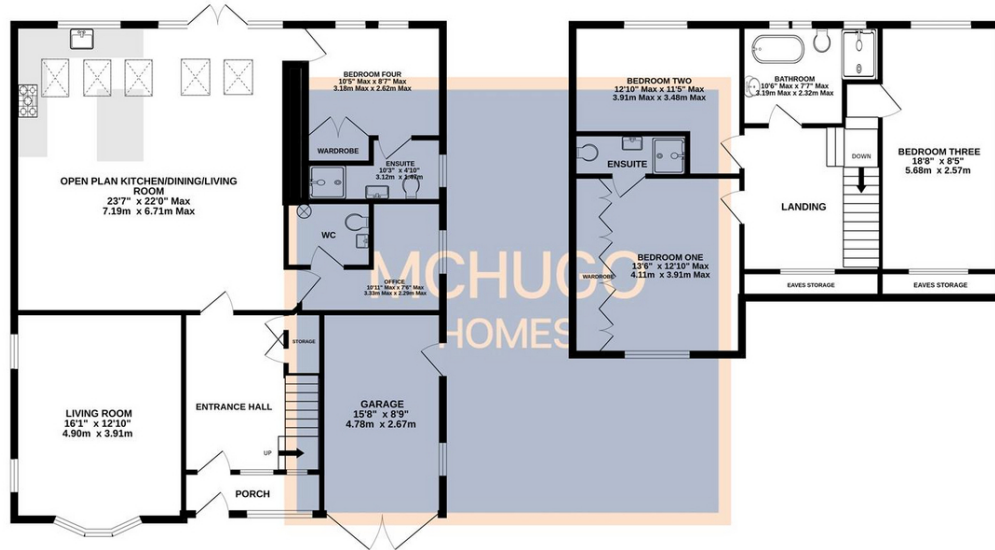
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GROUND FLOOR
1194 sq.ft. (110.9 sq.m.) approx.

1ST FLOOR
724 sq.ft. (67.2 sq.m.) approx.



TOTAL FLOOR AREA: 1917 sq.ft. (178.1 sq.m.) approx.

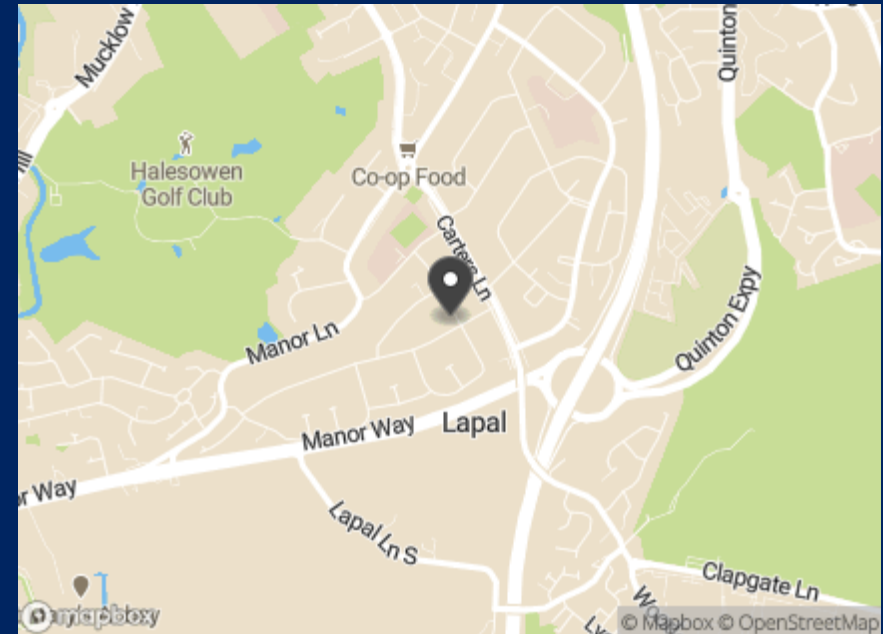
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	70	82
England, Scotland & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
	64	77
England, Scotland & Wales	EU Directive 2002/91/EC	



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