



173 Bromsgrove Road  
Hunnington, Halesowen,  
West Midlands B62 0JU  
*Offers In Excess Of £800,000*

*...doing things differently*





An imposing, individual family home sitting in the middle of a large plot spanning approx. 1.1 acres and boasting stunning views over the impressive local countryside. This spacious family home is situated within the ever-popular village of Hunnington, close to Romsley. The village has excellent amenities including several exceedingly popular public houses for dining, a local store and some fantastic farm shops nearby.

There is a good school situated within the village and there is the additional convenience of a school bus stop for children attending the renowned Haybridge High School and Sixth Form.

The layout in brief comprises of entrance porch, reception hallway, a large dual aspect lounge with bay window to front, a dining room, kitchen, an inner hallway that provides access to second front door and the ground floor w.c. Heading upstairs is a large gallery style landing, a very impressive main bedroom, a second well proportioned double bedroom, a third bedroom and the house bathroom.

Externally the property has an imposing driveway, plus the capability to Garage 5 cars, a 3-phase electrical supply (ideal for fast EV charging), and is set back from the road. At the rear is the large garden with mature shrubs and trees throughout, a detached garage and established hedge enclosing the property. A further benefit of this property are the two side accesses both wide enough for vehicles. AF 19/3/24 V3 EPC=D



**Lex Allan Grove loves...**  
Stunning countryside  
views.













### Location

Halesowen lies approximately 7 miles from Birmingham City Centre and is just minutes away from junction 3 of the M5 motorway, giving access to the greater motorway network all around the West Midlands. The History of Halesowen stems back as far as the Anglo Saxons and it was listed in the Domesday Book as being larger than Birmingham. It forms part of the southern edge of the Black Country and during the industrial revolution it became synonymous with nail and screw making, an industry that still survives to a lesser extent today. Despite its proximity to the Black Country it still retains areas of beauty. Leasowes Park is thought to be one of the first natural landscaped gardens in England. Certain areas of the town have retained a certain number of Victorian houses but further development during the 1960's and 70's saw the building of several large housing estates. It has a number of highly sought after primary and secondary schools. Whilst Halesowen no longer has a train station of its own, the Worcester to Birmingham line passes along the northern edge of its boundary and the stations of Cradley Heath, Old Hill and Rowley Regis are all within a few miles of the town centre. Halesowen's bus station is a busy interchange and a regular service runs to Birmingham City Centre.

- A truly unique detached family home
- Located on a generous plot
- 3 Double bedrooms
- 2 Good sized reception rooms
- Ample off road parking and integral garage
- Further detached double garage
- Extensive gardens wrapping around property
- Potential to extend (Subject to planning approval)





























**Porch 9'2" x 2'3" max (2.8 x 0.7 max)**

Double glazed door and window, wood panelled, wall mounted light and tiled floor.

**Reception hall 9'10" x 15'1" max (3.0 x 4.6 max)**

Double glazed window, further window, ceiling light point, stairs to first floor accommodation, central heating radiator, cloaks cupboard, access to pantry.

**Lounge 11'9" x 27'6" min 34'5" max (3.6 x 8.4 min 10.5 max)**

Two double glazed bay windows, two ceiling light points, wall lights, door to rear, two central heating radiators.

**Dining room 9'10" x 12'9" max (3.0 x 3.9 max)**

Double glazed bow window to rear, ceiling light point, central heating radiator.

**Kitchen 7'10" x 10'2" (2.4 x 3.1)**

Ceiling light point, wood panelled walls, range of

wall and base units, space for gas cooker, aluminium sink and drainer, central heating radiator, double glazed window and door.

**Side access inner hall**

Leading through to w.c.

**Ground floor cloakroom**

Double glazed window, tiled walls and floor, low level flush w.c.

**First floor landing**

Three double glazed windows, ceiling light, central heating radiator, eaves storage,

**Bedroom one 11'9" x 16'8" (3.6 x 5.1)**

Double glazed feature bay window to front, ceiling light point, central heating radiator, further double glazed window to side.

**Bedroom two 11'9" x 11'9" max (3.6 x 3.6 max)**

Double glazed bow window to rear, central heating radiator, ceiling light.











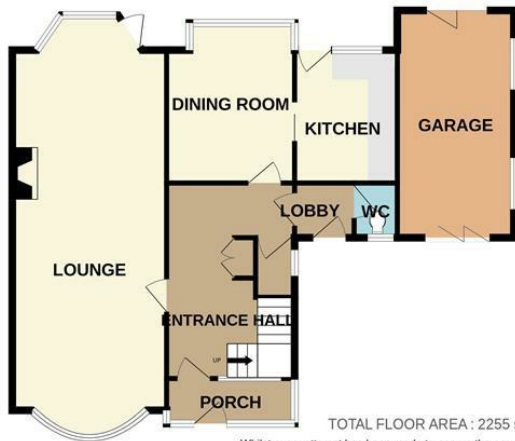






GROUND FLOOR  
1448 sq.ft. (134.5 sq.m.) approx.

1ST FLOOR  
808 sq.ft. (75.0 sq.m.) approx.



TOTAL FLOOR AREA : 2255 sq.ft. (209.5 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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**Bedroom three 9'10" x 13'5" max (3.0 x 4.1 max)**

Double glazed window bow window to rear, ceiling light point, central heating radiator.

**Wash room 7'10" x 6'10" (2.4 x 2.1)**

Double glazed window to rear, ceiling light, airing cupboard, wash hand basin with storage cupboard, tiled walls, loft access.

**Bathroom 8'10" x 14'9" (2.7 x 4.5)**

Two double glazed dual aspect windows, ceiling light, separate bath and shower, low level w.c., wash hand basin and storage, central heating radiator.

**Rear garden**

With stunning views over local countryside,

**Garage 8'10" x 17'8" (2.7 x 5.4)**

Front and rear sliding door, double glazed window, ceiling light.

**Detached garage 32'5" x 16'4" (9.9 x 5.0)****Agents Note**

The property has potential for a considerable development opportunity for extending, subject to the usual planning permissions and building regulations.

**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 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.

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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