



29 Drews Holloway
Halesowen,
West Midlands B63 2AG
Offers In Excess Of £450,000

...doing things differently



Occupying a generous plot on this slip road off Drews Holloway, this fabulous four bedroom detached family home finds itself in close proximity to good schools, transport links, and an abundance of local shops and amenities. This property also has a complete onward chain.

The property has recently been renovated and updated by the current owners to a high standard throughout providing flexible accommodation over three floors comprising of welcoming reception hall, generous sized lounge with feature media centre, dining area opening up to kitchen with island and utility, three double bedrooms and house bathroom. On the second floor you will find the master bedroom and en-suite with Velux windows to take advantage of the stunning views.

Externally the property has a delightful landscaped rear garden with private seating area and a side access gate to frontage. To the front is a driveway parking for two vehicles and a double garage with electric car charging point. AF 4/4/24 V3







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 and Grade I listed Leasowes Park is thought to be one of the first natural landscape gardens in England. In certain areas the town is predominated by a vast array 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 schools foremost of which are the Earls High School and Windsor High School and Sixth Form. 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 bus station is a busy interchange and regular service runs to Birmingham City Centre.

Approach

Via block paved driveway to front providing off road parking for two cars leading to double garage, canopy with pillar support, gated access to side leading to rear garden, lawned fore garden, panelled door with obscure glazed inserts leading to:

Welcoming Entrance Hall

With ceiling spot lights, gas central heating radiator, herringbone flooring, stairs to first floor accommodation and access to ground floor w.c.













Ground floor w.c. 4'7" x 5'2" (1.4 x 1.6)

With ceiling spotlights, part tiled walls, low level w.c. wash hand basin with mixer tap, vertical radiator, and vinyl flooring.

Lounge 14'5" max into walk-in bay x 12'9" (4.4 max into walk-in bay x 3.9)

Front facing room, with double glazed bay window to front, ceiling light, gas central heating radiator and herring bone flooring.

Kitchen and Dining Area

Dining area 12'9" x 10'9" (3.9 x 3.3)

Having double glazed patio doors with double glazed units to either side to rear, ceiling spot lights, centre hanging light fitting, vertical central heating radiator, herringbone flooring and opening to:

Kitchen area 13'1" x 9'10" (4.0 x 3.0)

Having double glazed window to rear, ceiling spotlights, a selection of wall and base units with addition of central island, work top with one and a half stainless steel single drainer sink, mixer tap, induction hob and extractor in central island, Integrated dishwasher, space for American fridge/freezer and herringbone flooring.

Utility 4'3" x 16'8" (1.3 x 5.1)

Having obscure double glazed window to rear, obscure double glazed window to side, UPVC door to side leading out to rear garden, base unit with sink, plumbing for washing machine, spot lights to ceiling, central heating radiator and herringbone flooring.

First floor Landing

Having doors to three bedrooms, house bathroom and stairs to second floor accommodation.

Bedroom Two 13'1" x 11'1" (4.0 x 3.4)

Having double glazed window to rear and central heating radiator.

Bedroom Three 12'9" x 12'9" (3.9 x 3.9)

Having double glazed window to front, central heating radiator and wood effect laminate flooring.

Bedroom Four 13'5" x 9'2" (4.1 x 2.8)

Having double glazed window to front, ceiling spot lights, central heating radiator and wood effect laminate flooring.

GROUND FLOOR

1ST FLOOR

2ND 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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House Bathroom

Having two obscure double glazed windows to rear, ceiling spot lights, extractor fan, suite comprises: stand alone bath, mixer tap with shower head, pedestal wash hand basin with mixer tap, low level flush w.c., separate shower cubicle with on-line rain shower, tiling to walls, vertical central heating radiator and lino flooring.

Second Floor Landing

Having door to built-in storage cupboard, doors to shower room and door to:

Bedroom One 12'9" x 15'1" (3.9 x 4.6)

Having ceiling spot lights, two double glazed Velux windows to front, double glazed window to rear and central heating radiator.

Shower Room 9'10" x 4'7" (3.0 x 1.4)

Having ceiling spot lights, extractor fan, walk-in shower enclosure, 'Mira' Sport electric shower, pedestal wash hand basin with mixer tap, wall mounted triple mirror cabinet, low level flush w.c., splashback tiling to walls, vertical central heating radiator and wood effect flooring.

Garage 20'4" x 27'6" (6.2 x 8.4)

Having electric up and over door to front, wall mounted electric car charger, door leading to Utility room, 'Worcester' central heating boiler, light and power sockets.

Garden

A well laid out enclosed rear garden having patio area, side gate giving access to front, lawn, raised boarders stocked with various shrubs, additional patio entertaining area, electric outdoor socket and cold water tap.

Council Tax Banding

Tax Band is E

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.

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.

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.

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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