



9 Birley Grove  
Halesowen,  
B63 1EP

*Offers In The Region Of £550,000*

*...doing things differently*





A superb family home in a prestigious Halesowen address. This property, on the popular Squirrels estate, offers fantastic extended spacious accommodation for a growing family, and includes purpose-built home office space for flexible working for multiple family members. The home has been lovingly extended over a number of years, now comprising of a three-car driveway, garage, porch and entrance hall, lounge with separate dining room, breakfast kitchen, large additional storage room, downstairs w.c., utility, good sized conservatory, low maintenance rear garden, five bedrooms on the first floor including an extended master bedroom offering en-suite facilities, stairs leading to loft room with further landing and a fantastic work from home office space or potential sixth bedroom. DAG 13/09/23 V5 EPC=D



***Lex Allan Grove loves...***

the extensive accommodation on  
this family home













### **Location**

Train services from Stourbridge Junction station - reached within a 10 minute, quiet, rural drive - provide links to Birmingham and London as well as being central to the National Rail network. Similarly, the M5 is only three miles distant allowing quick access for drivers to the heart of the UK motorway network. Local buses call at the end of the road, suitable for access to local shopping and schools.

Good primary and secondary schools, in both Halesowen and Hagley, are within easy reach, and a bus service gives additional access to Birmingham's King Edward VI grammar schools. These schools are complemented by local Further Education facilities including a highly rated sixth form college. Older families will appreciate easy access to the Universities of Birmingham, Aston, Wolverhampton and Worcester at a time when greater numbers of students are opting to commute for study.

Situated on the very edge of the West Midlands, the property is on the doorstep of the lovely Clent Hills, the beautiful Worcestershire countryside and close to the border with Shropshire. The historical Hagley Hall and its Deer Park are also nearby.

Apart from a local convenience store, most routine shopping is available in Halesowen, a few minutes away by a bus service (8 buses/hour). For more substantial shopping the Merry Hill Centre offers in excess of 200 shops, restaurants etc with plenty of free parking and is 15 minutes away from the property. The City Centre of Birmingham is but 9 miles distant.

### **Approach**

Via block paved driveway with planted borders to side, door leading to:

















### **Double glazed porch**

With windows and door to front, further door giving access to:

### **Entrance hall**

Central heating radiator, stairs to first floor accommodation, ceramic tiled flooring, doors radiating to:

### **Downstairs w.c.**

Double glazed obscured window to front, w.c., wash hand basin with unit below, door to storage cupboard.

### **Lounge 18'8" x 12'1" (5.7 x 3.7)**

Double glazed bay window to front elevation, central heating radiator, electric fire with ornamental surround and hearth, coving to ceiling, door to:

### **Dining room 14'1" x 10'2" (4.3 x 3.1)**

Double glazed French doors with windows to side giving access to conservatory, wood effect flooring, door to storage cupboard.

### **Breakfast kitchen 10'2" x 14'1" (3.1 x 4.3)**

Double glazed window leading to conservatory, one and a

half bowl sink with drainer and mixer tap, wall and base units with work surfaces over, Bosch oven and grill, integrated oven and hob and filter hood, under cabinet lighting, integrated dishwasher, fridge, freezer, complementary tiling to walls, central heating radiator, central heating boiler, breakfast bar, ceramic tiled flooring, door leading to:

### **Storage room 10'2" x 14'5" max 10'2" min (3.1 x 4.4 max 3.1 min )**

A useful room leading from the garage and gives access to the utility room, fitted storage.

### **Utility 6'6" x 9'10" (2.0 x 3.0)**

Double glazed window to rear, sink with drainer and mixer tap, range of wall and base units with work surfaces over, space for appliances, complementary tiling to walls and floor, plumbing for automatic washing machine.

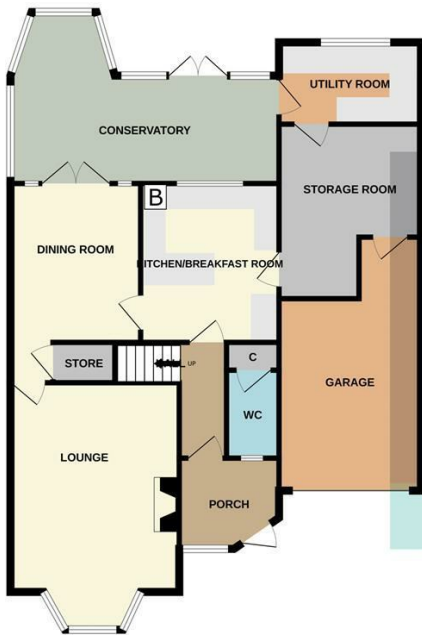
### **Conservatory 20'8" x 10'5" max 7'6" min (6.3 x 3.2 max 2.3 min)**

Good sized conservatory stretching the width of the kitchen and dining room and offering double glazed French doors and windows to low maintenance rear garden, ceramic tiled flooring, ceiling light with fan.





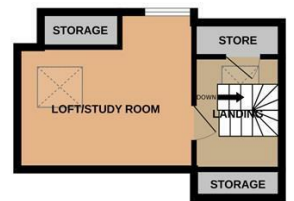
GROUND FLOOR



1ST FLOOR



2ND FLOOR



TOTAL FLOOR AREA 185 SQUARE METRES

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 obscured window, central heating radiator, doors radiating to:

### **Bedroom two 11'1" max 9'10" min x 14'9" (3.4 max 3.0 min x 4.5)**

Double glazed window to front, central heating radiator.

### **Bedroom three 13'5" x 8'10" (4.1 x 2.7)**

Double glazed window to rear, door to storage cupboard and central heating radiator.

### **Bedroom four 7'2" x 11'5" (2.2 x 3.5)**

Double glazed window to rear and central heating radiator.

### **Bedroom five 10'2" x 10'2" max 6'6" min (3.1 x 3.1 max 2.0 min)**

Double glazed window to front, central heating radiator.

### **Master bedroom one 17'7" x 10'3" (5.36 x 3.14)**

Approached via door from lobby with stairs to second floor landing, loft room and en-suite, double glazed windows to side and rear. The main bedroom has fitted wardrobes with over head units and further drawer set and built in wardrobes. Door from lobby gives access to:

### **En-suite shower room**

Shower cubicle, vanity wash hand basin, w.c., storage cupboard, heated towel rail, complementary tiling to walls.

### **Family bathroom**

Double glazed obscured window to front, spa bath, separate shower cubicle, w.c., vanity wash hand basin, tiling to walls.

### **Second floor landing/library**

With large velux window to rear, storage cupboard, central heating radiator and door to:

### **Loft room/bedroom six 20'8" max 13'9" min x 12'5" (6.3 max 4.2 min x 3.8)**

An ideal study room, work from home office space for potential bedroom six, large double glazed window to rear, further velux window to rear, fitted desk space and storage units.

### **Low maintenance garden**

Having various patio areas with raised planted borders, shaped hedges, further raised decking area with water features which have an electrical supply and pond, outside lighting and access to front with further security lighting.

### **Garage 17'0" x 10'5" (5.2 x 3.2)**

Electrically operated up and over door and housing electric consumer unit.

### **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.

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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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