



167 Bromsgrove Road,
Hunnington, Halesowen,
West Midlands B62 0JU

Price Guide £595,000

...doing things differently

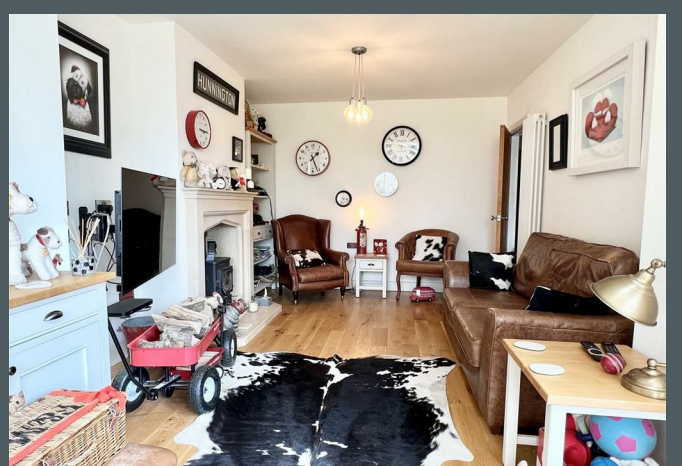


Lex Allan Grove are delighted to offer for sale this immaculate and characterful four bedroomed semi detached property. This Stunning family home has been thoughtfully renovated and extended by the current owners and takes full advantage of the stunning views of the local rolling countryside. Local to array of amenities and is within catchment for Haybridge High School and Sixth Form.

The layout in brief comprises Entrance Hall with access to ground floor w.c., spacious front facing dining room with feature fireplace and bay window, an extended lounge with log burner and extended window to enjoy garden views, well appointed kitchen with both internal garage access and access out to garden. Heading upstairs is a pleasant gallery style landing with stairs to leading to top floor, two good sized double bedrooms both feature decorative fireplaces, generous third bedroom currently used as an office and the truly impressive house bathroom offering patio doors out to Juliet balcony.

To the top floor is a main bedrooms which features two velux windows, one of which can be opened fully and offers seating to take advantage of the views, access to the en-suite bathroom also feature additional Velux window. Externally the property offers ample off road parking and access through wooden doors into the garage. At the rear of the property is the impressive and large rear garden. This unique garden offers mature borders a large lawned area with block paved foot path, and has been sectioned off twice with a further lawned areas in both sections. AF 8/5/24 V2 EPC=C



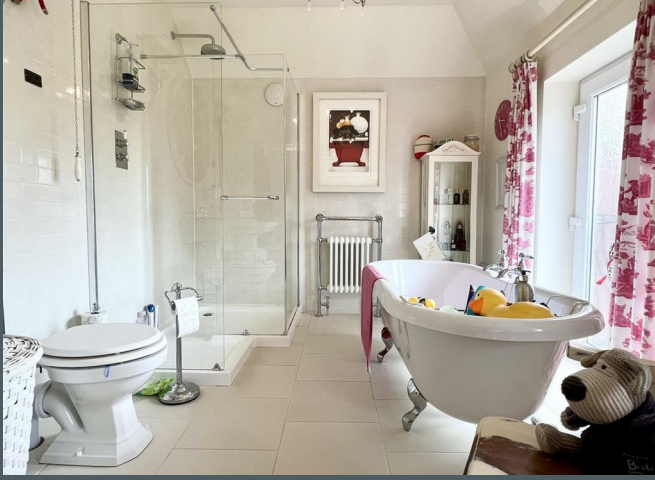




Location

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.











Approach

Via block paved driveway offering parking for a number of vehicles, composite front door with double glazed insert.

Entrance hall

Ceiling light point, central heating radiator, stairs to first floor accommodation, access to ground floor w.c. and access to pantry under stairs.

Dining room 10'9" x 11'1" min 13'9" max (3.3 x 3.4 min 4.2 max)

Feature double glazed bay window with wooden shutters, ceiling light point, feature fireplace with mantel and stone hearth, central heating radiator, wooden flooring.

Lounge 8'6" min 10'9" max x 24'11" (2.6 min 3.3 max x 7.6)

Large double glazed window to rear, three velux windows, patio door to side with double glazed units with either side, ceiling lights, feature log burner, wooden flooring, two central heating radiators.

Kitchen 8'6" x 14'9" (2.6 x 4.5)

Double glazed patio door to rear, double glazed window, ceiling lights, central heating radiator, wall and base units with granite work top, space for cooker, ceramic Belfast sink, space in storage cupboard for fridge freezer, dishwasher, splashback tiling, tiled flooring, access to garage.

Garage 6'10" x 13'9" (2.1 x 4.2)

Ample storage shelves, housing combination boiler, ceiling lighting, solid wooden centre opening door.

Ground floor w.c.

Double glazed window to front, wash hand basin, low level w.c., heated towel radiator.

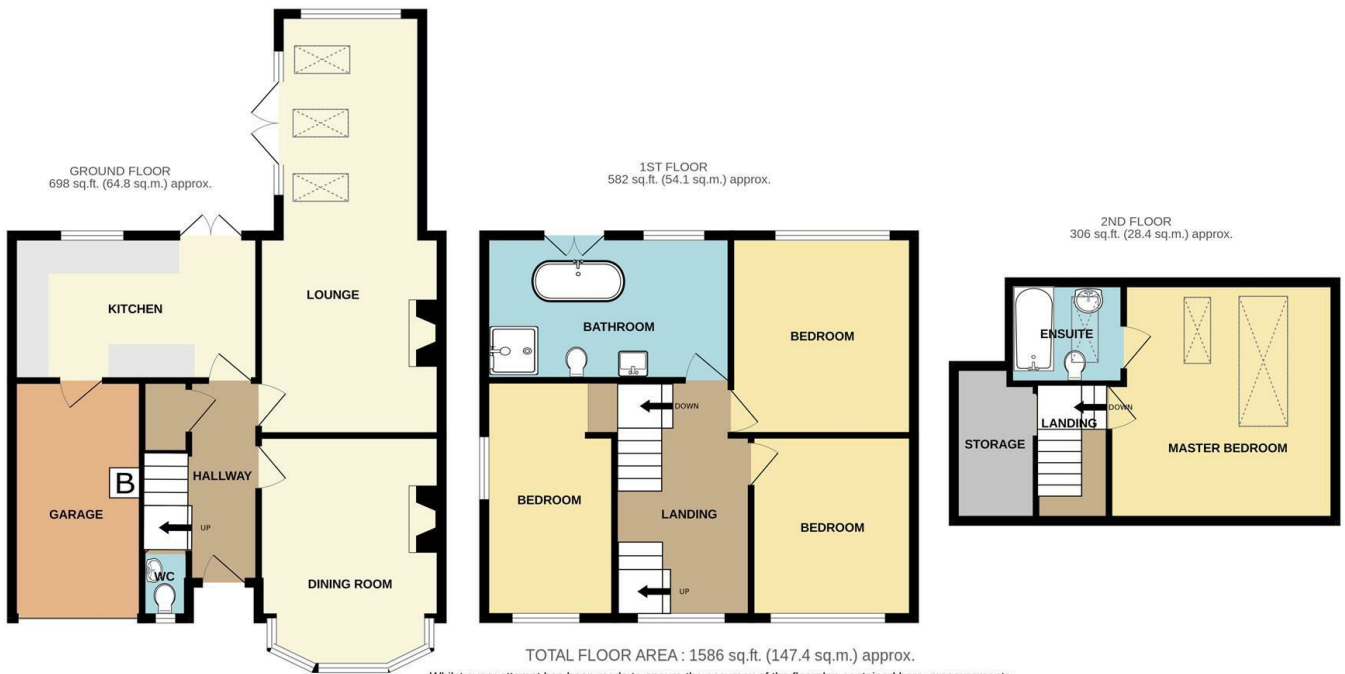
First floor landing

Gallery style landing with double glazed window to front, ceiling light point, central heating radiator, stairs to second floor.

Bedroom two 10'9" x 11'9" (3.3 x 3.6)

Double glazed window to rear with stunning views, ceiling light point, central heating radiator, wooden flooring.





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 10'9" (3.0 x 3.3)

Double glazed window to front, ceiling light point, feature open fireplace (not in use) and central heating radiator.

Study/office space 7'2" x 14'1" (2.2 x 4.3)

This room could be used as bedroom four, double glazed window to front and side, ceiling light, central heating radiator.

House bathroom

Double glazed window and patio door to Juliet balcony, separate shower, free standing bath, low level w.c., wash hand basin, tiled walls surrounding the shower and two further tiled walls, central heating radiator with towel rail attached, ceiling light point, tiled flooring.

Second floor landing

With storage space into eaves and access to:

Bedroom one 13'5" x 14'1" (4.1 x 4.3)

Two velux windows one with seating bench beneath, stunning views to rear, ceiling spotlights, central heating radiator, access to en-suite.

En-suite 7'2" x 5'10" (2.2 x 1.8)

Velux window to rear, ceiling spotlights, extractor, free standing bath, low level w.c., wash hand basin, heated towel radiator, part tiled walls, tiled floor.

Rear garden

Block paved seating area, access into lounge and kitchen, mature garden with curved footpath leading to rear, lawn area, hedge border to one side and mature shrub border to the other with seating spaces along, shed and gate across where there is additional garden space where the current owners keep chickens. The garden has impressive views over the local countryside.

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 C

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 our panel of surveyors 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 10% of the fee that you pay capped at £200.00 This referral fee does not impact the actual fee that you would pay had you approached any of the panel of surveyors directly 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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