



1a Abbott Road
Halesowen,
West Midlands B63 1ER

Guide Price £375,000

...doing things differently



"DELIGHTFUL DETACHED MUST BE SEEN!" Situated within the Causey Farm estate in foothills of the National Trust Clent Hills, this much extended and improved three bedroom detached bungalow simply must be viewed. Offering ideal accommodation for both those wishing to downsize from larger properties or for families, this fabulous property sits behind a generous drive to the front leading to an integral garage, with porch and welcoming entrance hall leading to a front facing lounge opening to the rear to a superb open plan kitchen dining extension. The main house bathroom is positioned off the hall, whilst there is also an en suite shower room adjoining the master bedroom. There is an additional double bedroom and third bedroom currently being used as a study. Outside, we find a wonderful rear garden complete with summer house offering the ideal space to relax and unwind. Detached bungalows in this location do not often become available and we would advise EARLY VIEWING to avoid disappointment – please call us to book your viewing. PS 8/1/20 V2 EPC=C



Lex Allan Grove loves...
the wonderful open plan
kitchen extension







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 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 bus station is a busy interchange and regular service runs to Birmingham City Centre.

Approach

Via tarmacadam driveway to front providing off road parking for numerous cars with access to both sides, integral garage and step up to door opening into:

Porch

Double glazed window and door to side and front, tiled flooring and main entrance door opening into:

Reception hallway

Obscured glazed hardwood main entrance door to front to porch, further window to front, central heating radiator, timber effect laminate flooring and doors leading to lounge, two bedrooms and bathroom.







Lounge 12'9" x 15'8" (3.9 x 4.8)

Full height double glazed window to front, central heating radiator, wall mounted feature decorative electric flame effect fire and opening to rear to open plan kitchen diner.

Open plan kitchen diner extension 19'0" max x 16'8" max (5.8 max x 5.1 max)

Having pitched roof to side incorporating three double glazed velux style skylights, double glazed window to rear and double glazed double doors to rear opening to garden, two central heating radiators, range of wall mounted and base units with work surface over incorporating a one and a half bowl stainless steel sink, drainer and mixer tap over, integral electric oven and microwave, further integral electric hob with tiled splashback and extractor hood over, integrated dishwasher and fridge freezer, additional tiling to splashback areas and wood effect laminate flooring throughout, whilst doors lead off to utility room to rear and glazed double doors opening to study/bedroom three.

Utility 7'10" x 9'10" (2.4 x 3.0)

Double glazed door to side giving access to front and rear, central heating radiator, range of base units with roll top work surface over incorporating a stainless steel sink, drainer and mixer tap over,

space and plumbing for washing machine, wall mounted combination boiler, tiling to splashback areas and wood effect laminate flooring.

Study/bedroom three 7'6" x 18'8" (2.3 x 5.7)

Double glazed window to rear, central heating radiator, access to loft space via hatch with pull down ladder.

Bedroom one 10'5" x 17'0" (3.2 x 5.2)

Double glazed windows and French doors to rear giving access to garden, central heating radiator and door to en-suite shower room.

En-suite shower room

Obscured double glazed window to side, wall mounted ladder style radiator, shower enclosure incorporating spa style shower, vanity wash hand basin with mixer tap over and storage below and low level w.c., floor to ceiling tiling and tiled flooring.

Bedroom two 10'2" x 9'2" (3.1 x 2.8)

Double glazed window to front, central heating radiator.

Bathroom 6'6" x 7'6" (2.0 x 2.3)

Obscured double glazed window to side, wall mounted ladder style radiator, white suite comprising of Jacuzzi bath with thermostatically

controlled shower over, pedestal wash hand basin with mixer tap over and low level close coupled dual flush w.c., floor to ceiling tiling and tiled flooring.

Rear garden

Landscaped rear garden comprising of paved patio areas with additional gravelled areas incorporating water feature and a variety of mature plants and shrubs with timber summer house to rear incorporating side storage shed and with timber fencing to enclose.

Summer house 8'10" x 8'2" (2.7 x 2.5)

Being of timber construction with pitched and felted roof and having windows to side and front with double doors opening on to garden and having an additional store shed to side and enjoying separate power supply.

Integral garage 9'6" x 17'8" (2.9 x 5.4)

Having metal up and over door to front, glazed door to side giving access to garden, gas meter and work bench to rear.

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.

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 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 25% 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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