



Seekings Hollies Drive
Halesowen,
West Midlands B62 8NX

Guide Price £630,000

...doing things differently



"FABULOUS HOME IN LARGE PLOT..." Located within one of the most exclusive addresses in Halesowen, this marvellous family home enjoys the most fabulous rear aspect with panoramic views over an extensive landscaped garden and onto woodland beyond. The property is approached via further landscaped gardens to the front with a sweeping driveway providing ample parking, along with a double garage, and comprises a welcoming porch and reception area with adjoining ground floor cloakroom, wonderful lounge complete with picture windows to rear framing the stunning views, dining room and kitchen (again overlooking the gardens), guest wc, utility area, a range of store rooms and a workshop, all to the ground floor. To the first floor in particular, there is ample room to extend (subject to the usual permissions), with the existing configuration comprising master bedroom and dressing room suite with superb rear views, further rear facing bedroom, and third double, generous house bathroom and separate wc. Outside, there is the most wonderful landscaped rear garden complete with rolling lawns and mature trees and containing a number of outbuildings. This superb house does require some modernisation, but once completed has everything you could wish for in your forever home. Internal inspection is truly essential to fully appreciate all that this wonderful home has to offer. PS 20/9/19 V2 EPC=F



Lex Allan Grove loves...
the great potential on
offer







Location

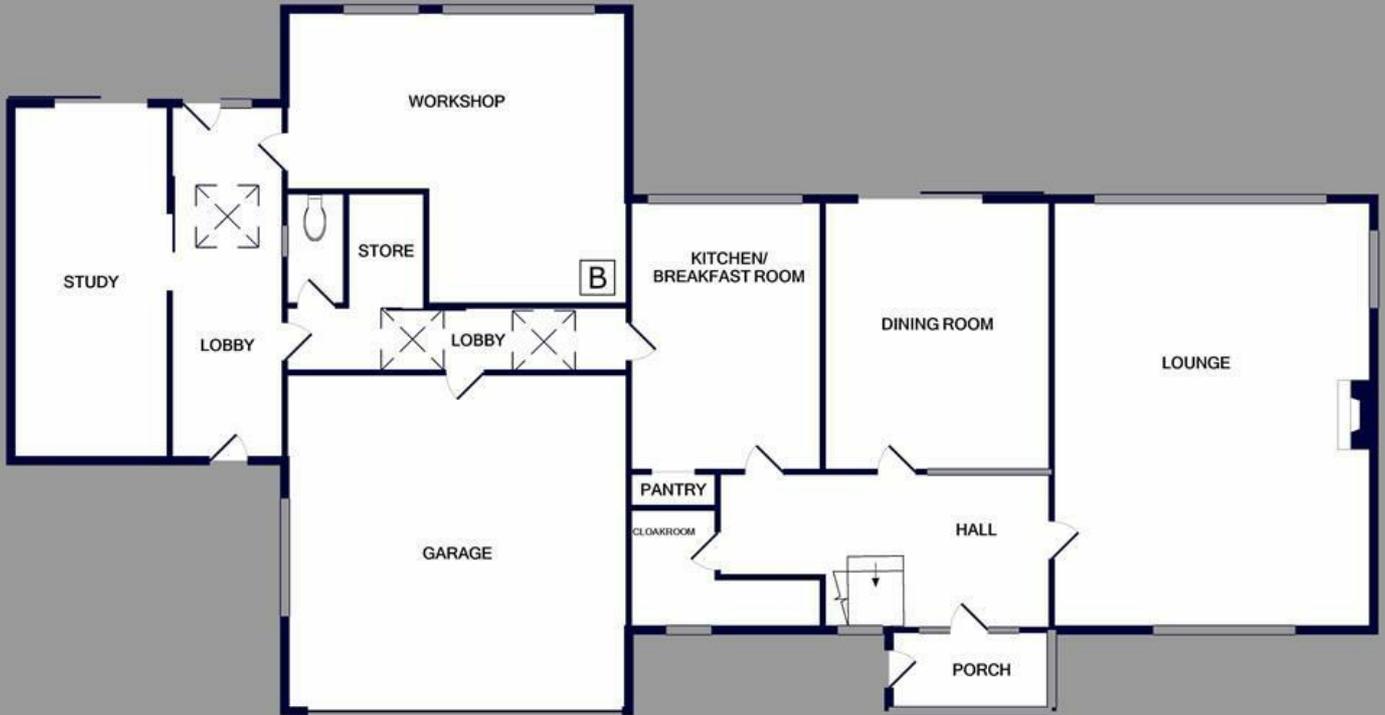
Halesowen lies approximately 7 miles from Birmingham City Centre and is just minutes away from junction 3 of the M5 motorway giving access to the greater motorway network all around the West Midlands. The History of Halesowen stems back as far as the Anglo Saxons and it was listed in the Domesday Book 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.



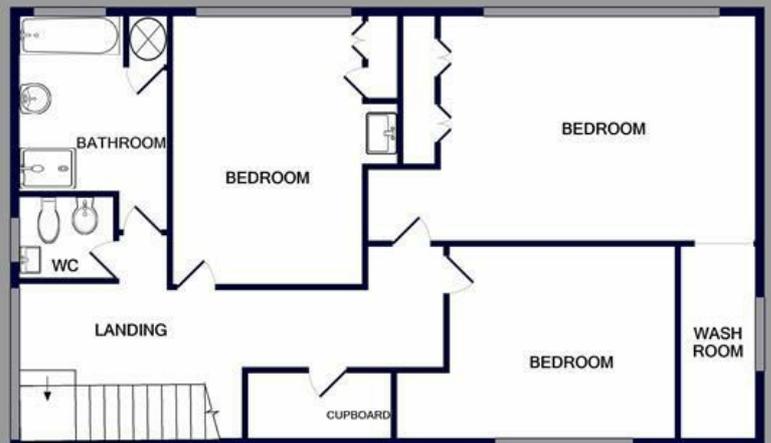








GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.
 Made with Metropix ©2019

Approach

Via sweeping gravelled driveway to front with lawned gardens complete with mature trees leading to double garage, side entrance doors and imposing enclosed porch.

Porch

Hardwood glazed door to side, further glazed windows to front and side, stone feature wall, timber clad ceiling, step up to main entrance door opening into:

Reception hallway

Obscured double glazed windows and door to front, stairs to first floor accommodation, part timber cladding to walls, feature fish tank room divider and window to dining room, doors leading to lounge, dining room, kitchen and cloakroom.

Lounge 16'8" x 23'3" (5.1 x 7.1)

Double glazed window to front, further full height picture windows to side and rear overlooking extensive gardens, stone clad feature fire surround and hearth with inset log burner, warm air heating vent.

Dining room 11'9" x 14'5" (3.6 x 4.4)

Sliding patio doors to rear giving access to garden, range of built in shelving and bookcases complete with warm air heating vent.

Cloakroom

Obscured glazed window to front, wall mounted shelving and hanging rail.

Kitchen 10'2" x 14'5" (3.1 x 4.4)

Windows to rear overlooking garden, range of wall mounted and base units with roll top work surfaces over incorporating a dual sink and drainer complete with built in waste disposal and mixer tap over, integral double oven and grill, further built in five burner gas hob with extractor hood over, serving hatch to dining room, integral washing machine and dishwasher, store cupboard/pantry, tiling to splashback areas, door to side giving access to inner hall with doors off to store rooms, w.c. and to garage.

Inner hall

With doors off to garage, pantry/store, w.c. and workshops.

Double Garage 18'0" x 18'8" (5.5m x 5.7m)

Remote control up and over door to front, window to side, Belfast style sink.

Pantry/store cupboard

Having shelving to walls.

W.C.

Having obscured glazed window to side, low level close coupled w.c., wall mounted wash hand basin with mixer tap over and floor to ceiling tiling.

Additional store room/workshop 8'2" x 18'8" into unit (2.5 x 5.7 into unit)

With double glazed sliding patio doors to rear giving access to garden, range of wall mounted and base units, wall mounted electric heater.

Further L shaped workshop (9'2" x 18'0") x (9'6" x 6'10") ((2.8 x 5.5) x (2.9 x 2.1))

Having glazed windows to rear overlooking garden, work bench, shelving to walls, tiled flooring.

First floor landing

Full height picture window to side, walk in store/airing cupboard complete with built in shelving, doors leading to bedrooms and house bathroom.

Master bedroom 20'8" max x 11'5" (6.3 max x 3.5)

Double glazed windows to rear offering views over the garden, range of fitted bedroom furniture to include wardrobes, bed complete with side tables and dressing table/storage with doorway to walk in dressing area.

Dressing area

Having double glazed window to side, built in wardrobes with shelving, vanity unit comprising wash basin with mixer tap over and storage below.

Bedroom two 10'2" x 14'5" (3.1 x 4.4)

Double glazed windows to rear with views over the garden, range of fitted wardrobes incorporating a vanity unit comprising of wash hand basin with mixer tap over.

Bedroom three 10'5" x 12'1" (3.2 x 3.7)

Double glazed window to rear overlooking gardens to front.

Bathroom 8'6" x 9'2" (2.6 x 2.8)

Having obscured glazed window to rear, wall mounted electric towel radiator, bath suite comprising of bath with mixer tap over, pedestal wash hand basin with mixer tap over, walk in shower enclosure with thermostatically controlled shower over, built in airing cupboard/store

cupboard housing hot water cylinder, floor to ceiling tiling.

Separate w.c.

Obscured double glazed window to rear, low level close coupled w.c., bidet, wall mounted wash hand basin, floor to ceiling tiling.

Rear garden

Beautifully landscaped rear garden having paved patio area complete with decorative water feature leading to double gates to front and steps down to lawn incorporating a number of mature trees, out buildings and storage sheds.

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 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 Grove Ltd do not have any authority to make representation and accordingly any information is entirely without responsibility on the part of Lex Allan Grove Ltd 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 and interior measurements are wall to wall. 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.



**LexAllan
Grove**

Lex Allan Grove Estate Agents
18 Hagley Road, Halesowen
West Midlands B63 4RG

0121 550 5400
lexallangrove.com
info@lexallangrove.com