



25 Brookwillow Road  
Halesowen,  
West Midlands B63 1BS

*Guide Price £290,000*

*...doing things differently*



“SUPER SEMI HAS MUST-SEE KITCHEN ” This fabulous family home sits in a much sought after residential area a stones throw from Lutley Primary School. The property has been much improved and extended in recent years and now offers quality accommodation throughout to comprise porch and welcoming reception hall, front facing lounge, guest wc and the most superb open plan kitchen dining extension to the rear complete with French doors opening onto a pleasant lawned garden, all to the ground floor; whilst to the first floor, there are two double bedrooms, third single bedroom and a wonderful family bathroom. Add an detached garage to rear accessed via shared approach and parking to the front for several cars, and this home ticks all the boxes. Please call to arrange your viewing at the earliest opportunity to avoid disappointment. PS 14/10/19 V1 EPC=C



**Lex Allan Grove loves...**  
the fabulous kitchen  
extension







### Location

Hayley Green is one of our most sought after locations in Halesowen. Located to the south west of the town centre its main centre is the Hayley Green roundabout with its small row of shops and the Fox Hunt Public House run by Harvester. Hayley Green has great selection of popular family homes with fabulous offering of larger 1930' s houses. It also includes the extremely popular housing developments of The Squirrels and Causey Farm Estate. Lutley Lane, Cherry Tree Lane and Causey Farm Road are some of the most well regarded addresses in Halesowen. The A458 gives direct access to Junction 3 of the M5 motorway. Hayley Green lies on the fringes of North Worcestershire and offers easy access to stunning Countryside including Uffmoor Wood, an ancient woodland with public access, and the picturesque Clent Hills both keen favourites for walkers, dog owners, and cyclists. Our residential Office Manger Dawn Hughes has been a resident of Hayley Green for many years and has excellent first hand local knowledge which she is happy to share with both vendors and purchasers alike.









### Approach

Via shared tarmacadam driveway leading to detached garage to rear, predominantly gravelled driveway to front with steps rising to entrance door to porch.

### Porch

Double glazed full height window and sliding door to front, step up to main entrance door opening into reception hall.

### Reception hall

Composite main entrance door to front flanked by obscured double glazed windows, stairs rising to first floor accommodation with under stairs store cupboard complete with double glazed window to side, central heating radiator, timber effect flooring throughout and doors leading to lounge, guest w.c. and superb open plan kitchen/dining/living area to rear.

### Lounge 12'1" x 11'9" (3.7 x 3.6)

Double glazed window to front, central heating radiator.

### Guest w.c.

Obscured double glazed window to side, low level close coupled dual flush w.c., wall mounted wash hand basin with

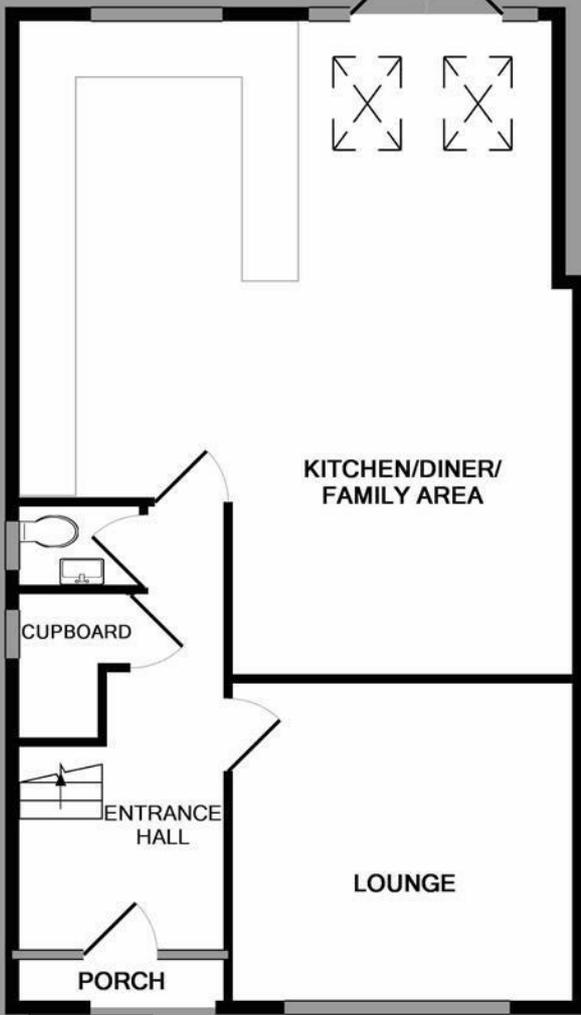
mixer tap over, wall mounted ladder style radiator, part tiling to walls and tiled flooring.

### Open plan kitchen/dining/living area 19'8" x 17'4" min 23'7" max (6.0 x 5.3 min 7.2 max)

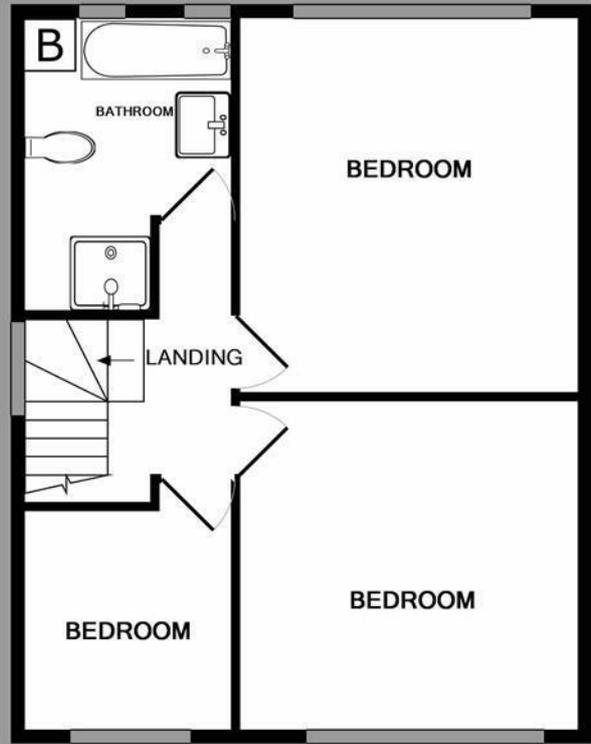
Double glazed windows and French doors to rear to garden, three double glazed skylights to pitched roof extension, two feature wall mounted central heating radiators, extensive range of high gloss wall mounted and base units with work surface over incorporating sink, drainer and mixer tap over, integral Bosch electric double oven and grill, further integral Bosch four burner electric hob with splashback and extractor hood over, additional integral appliances to include fridge freezer, washing machine and dishwasher, breakfast bar seating area, metro brick style tiling to splashback areas and timber effect laminate flooring, over head lighting is provided by inset downlighters with three individual settings.

### First floor landing

Obscured double glazed window to side, access to majority boarded loft space via pull down ladder, doors leading to bedrooms and bathroom.



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  
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### **Bedroom one 12'1" x 13'5" (3.7 x 4.1)**

Double glazed window to rear overlooking garden, central heating radiator.

### **Bedroom two 12'1" x 11'9" (3.7 x 3.6)**

Double glazed windows to front, central heating radiator.

### **Bedroom three 7'10" x 9'2" excluding recess (2.4 x 2.8 excluding recess)**

Double glazed window to front, central heating radiator.

### **House bathroom 7'10" x 10'2" max (2.4 x 3.1 max)**

Contemporary style house bathroom having two obscured double glazed windows to rear, wall mounted ladder style radiator, walk in shower enclosure with gas powered shower complete with over head rainfall drench attachment. panelled bath with mixer tap over, vanity wash hand basin with mixer tap over and storage below, low level close coupled dual flush w.c., floor to ceiling high gloss tiling incorporating wall mounted extractor fan.

### **Rear garden**

Having paved patio area and being laid to lawn with borders housing a variety of plants and shrubs, timber fencing to enclose and gated access to side to both side shared driveway approach and detached garage.

### **Detached garage 7'2" x 15'8" (2.2 x 4.8)**

Being of breeze block construction with metal roof and double wooden doors to front, window to side, obscured double glazed door to rear and having electric power supply.

### **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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