



2 Springfield Drive
Halesowen,
West Midlands B62 8EU

Guide Price £395,000

...doing things differently



BEAUTIFULLY PRESENTED AND TASTEFULLY EXTENDED FOUR BEDROOM SEMI-DETACHED FAMILY HOME. Offering spacious accommodation including welcoming traditional entrance hall with stained glass front door, playroom/second reception room, extended lounge with log burning stove, amazing open plan kitchen family room with dining area and centre island, four double bedrooms, master bedroom with en-suite facilities, magnificent family bathroom with clawfoot freestanding bath, good sized rear garden with work from home pod. Internal inspection highly recommended. DAG 25/3/21 V1 EPC=D



Lex Allan Grove loves...
the carefully thought out
family home







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 block paved driveway with raised borders to side.

Porch

Double glazed porch gives access to:

Entrance hall

With stairs to first floor accommodation, wood effect laminate flooring, under stairs store cupboard/pantry, beautiful original stained glass front door and side lights, boxed in central heating radiator. Doors radiating to:











Reception room two/playroom 14'1" x 12'5" (4.3 x 3.8)

Double glazed bay window to front elevation with stained glass lights, living flame gas fire with surround, coving to ceiling, central heating radiator.

Extended lounge 18'8" x 9'6" ,in 10'9" max (5.7 x 2.9 ,in 3.3 max)

Double glazed French door and side windows to rear garden, skylight windows flooding this area with light, feature fireplace with log burning stove and flag stone hearth, central heating radiator.

Kitchen diner 14'1" min 15'5" max x 21'7" (4.3 min 4.7 max x 6.6)

This room is the heart of the house with double glazed bifolding doors to rear garden, double glazed windows to rear, range of wall and base units with wooden work surfaces over, butler sink with mixer tap, space for six ring Range style cooker with filter hood above, integrated dishwasher, fridge, matching centre island with slow close pan drawers and wooden over hang creating a lovely breakfast bar area, inset ceiling light points, feature hanging lights above the centre

island, wood effect laminate flooring. Seating area with breakfast table, wall mounted t.v. point, brick effect tiling to part walls and under floor heating. Door to:

Utility room 4'11" x 7'6" (1.5 x 2.3)

Double glazed door to side, matching wall and base units of that of the kitchen, integrated fridge, sink with mixer tap, work surfaces, integrated microwave grill, cupboard housing plumbing for automatic washing machine and tumble dryer, under floor heating and door to:

Downstairs w.c.

With w.c., pedestal wash hand basin, central heating radiator, tiling to floor.

Split landing

Having double glazed window to front, tall ceilings and doors radiating to:

Bedroom one 14'5" x 12'9" into bay (4.4 x 3.9 into bay)

Double glazed bay window to front, central heating radiator, door to en-suite.



En-suite

Double glazed obscured window to front, vanity wash hand basin, w.c., corner shower cubicle with inset ceiling light points, central heating radiator.

Bedroom two 12'1" x 10'9" (3.7 x 3.3)

Double glazed window to rear, central heating radiator.

Bedroom three 10'9" x 8'6" (3.3 x 2.6)

Double glazed window to front, central heating radiator.

Bedroom four 11'1" x 12'1" (3.4 x 3.7)

Double glazed window to rear, central heating radiator.

Family bathroom

Double glazed obscured window to rear, freestanding clawfoot bath, mixer tap, vanity wash hand basin, w.c., separate shower cubicle with drench shower head, heated towel rail, complementary tiling to walls.

Garden

Having large patio area with outside tap, side pathway with gate leading to front, extensive lawn area, mature planted trees.

Work from home pod/office 19'0" x 9'2" (5.8 x 2.8)

Currently used as a useful work from home office. Being insulated and having power and underfloor heating, double glazed windows and patio door, wood effect laminate flooring and bar area.

Garage 6'8" x 12'1" (2.03m x 3.68m)

Having electrically operated up and over door.

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 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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