



21 Campion Grove
Halesowen,

West Midlands B63 1HB

Offers In The Region Of £750,000

...doing things differently



A beautiful example of a four bedroom detached family home with detached double garage located in the popular Campion Grove with ample driveway parking and private rear garden allowing access to woodland walks. This immaculate property features welcoming entrance hallway with homely lounge and feature open fireplace, dining room, kitchen, snug, utility room, downstairs w.c., well proportioned conservatory, four bedrooms with en suite off of the primary bedroom and house bathroom. This well located home is situated on the Squirrels estate with access to great local schooling, nearby to local amenities and a 5 minute drive to Hagley Golf and Country Club. CS 18/4/23 V3 EPC=D



Lex Allan Grove loves...

The ample living space
in this 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

This home is approached via a neat free garden with mature shrubbery, block paved driveway with dwarf brick boundaries, dual side gated access to rear garden, detached double garage and paved area leading to entrance porch.

Entrance Porch

The porch area is classically quarry tiled with double glazed units surrounding opening into secondary front door.











Entrance Hallway

The welcoming entrance hallway has Amtico flooring, central heating radiator, stairs rising to first floor, inner lobby with mirrored cloakroom storage and internal doors leading to:

Downstairs w.c.

With double glazed obscured window to front, part tiled walls, central heating radiator, w.c. and pedestal wash hand basin.

Lounge 21'7" into bay, 19'8" excluding bay x 13'1" max 11 (6.6 into bay, 6.0 excluding bay x 4.0 max 3.5 min)

The homely lounge has a bright double glazed bay window to front, patio doors into conservatory, two small feature side windows by the fireplace, two central heating radiators, television point and an open feature fireplace with stone surround and quarry tiled hearth,

Dining Room 11'9" into bay x 11'5" (3.6 into bay x 3.5)

The room to the centre of the house has a double glazed bay window to the rear overlooking the conservatory and central heating radiator.

Conservatory 25'3" max 13'5" min x 11'1" max 3'11" min (7.7 max 4.1 min x 3.4 max 1.2 min)

With tiled flooring, television point, central heating radiator, double glazed units providing outlook to the private rear garden and patio doors to rear and side.

Kitchen 13'9" x 9'6" (4.2 x 2.9)

With a range of wall and base units offering ample storage, roll top work surfaces, moulded double sink with drainer, mixer tap and water filter tap, SMEG range style cooker with five ring gas hob, extractor hood, integrated dishwasher and fridge, tiled flooring and part tiled walls, central heating radiator and double glazed window to rear, the inner lobby then leads to:

Snug 10'5" x 8'6" (3.2 x 2.6)

A cosy snug with central heating radiator and window to rear.

Utility Room 8'6" x 8'6" (2.6 x 2.6)

With tiled flooring and double glazed window to front, central heating radiator, a range of wall and base units along with built in storage cupboard, single bowl sink and space for washing machine and tumble dryer and external side door leading to rear garden.



First Floor Landing

The stairs rising to the first floor with an obscured double glazed window to front, leading to landing with further double glazed window to front, loft access and central heating radiator, internal doors leading to:

Primary Bedroom 10'5" x 13'5" excluding wardrobes 11'5" including (3.2 x 4.1 excluding wardrobes 3.5 including wardro)

The impressive primary bedroom features a central heating radiator, double glazed window to rear, fitted part mirrored wardrobes and en suite.

En suite

With tiled walls, double glazed obscured window to rear, stainless steel towel radiator, w.c. and hand wash basin unit offering storage, vanity unit and bath with handheld shower head.

Bedroom Two 10'5" x 12'5" excluding wardrobes 8'10" including (3.2 x 3.8 excluding wardrobes 2.7 including wardro)

With central heating radiator, double glazed window to rear and fitted part mirrored wardrobes.

Bedroom Three 8'6" x 8'10" (2.6 x 2.7)

With double glazed window to front and central heating radiator.

Bedroom Four 8'6" x 7'2" excluding wardrobes 8'10" including wa (2.6 x 2.2 excluding wardrobes 2.7 including wardro)

With double glazed window to front, central heating radiator and fitted wardrobes.

House Bathroom

With double glazed obscured window to rear, tiled walls, traditional towel radiator, shower cubicle, bath and w.c. unit with moulded hand wash basin finished with fitted storage.

Outside

To the rear, the well presented garden has paved patio seating areas, lawn and stone chipping areas enclosed within fenced boundaries with rear gate leading to woodland.

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 G

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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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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