



39 Cavalier Drive  
Halesowen,  
West Midlands B63 4SQ  
*Guide Price £425,000*

*...doing things differently*





An impressive and well presented 4 bedroom detached family home with double garage and off road parking. The accommodation comprises reception room, study, good sized sociable kitchen, dining room, downstairs W/C, master bedroom with en-suite and main bathroom and pleasant garden with far reaching views. The property further benefits from good transport links and situated a 10 minute walk to the high street offering all local amenities and local schooling. CS 24/08/22 V1 EPC=C



***Lex Allan Grove loves...***

The amount of open space in this family home and the plush woollen carpets!













### Area Guide Halesowen

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

The property is approached via a tarmac driveway with gravel chipping fore garden and paved path leading to front door, detached double garage and side gate access to rear garden.

### Entrance hall

The welcoming entrance hallway has karndean flooring, central heating radiator, under stairs storage cupboard stairs ascending to first floor and internal oak doors radiating to;





















**Lounge 16'4" x 14'7" max 13'5" min (4.98m x 4.45m max 4.09m min)**

Double glazed bay window to front, two central heating radiators, gas fire with marble hearth and wooden surround, television point and door into dining area.

**Study 6'8" max into bay 5'2" min x 6'9" (2.03m max into bay 1.57m min x 2.06m )**

Double glazed bay window to front, central heating radiator.

**Downstairs W.C.**

With obscured double glazed window to side, central heating radiator, W/C, wall mounted hand wash basin with mixer tap

**Kitchen/Diner 8'4" x 16'1" (2.54m x 4.90m )**

Howdens fitted kitchen with a range of wall and base units, oak work surfaces, molded double sink with drainer and mixer tap, two double glazed windows to rear garden with far reaching views of Halesowen, double oven with integrated microwave, four ring gas hob, extractor hood, integrated fridge/freezer, integrated dishwasher, central heating radiator and breakfast bar area with additional storage. Archway into utility space with plumbing for automatic washing machine, a range of storage units and side UPVC door to rear garden.

**Dining area 8'4" x 10'4" (2.54m x 3.15m)**

The kitchen flows into the dining area with central heating radiator and patio doors out to the rear garden.

**Utility 3'7" x 7'5" (1.09m x 2.26m)**

**Landing**

The open landing gives access to loft space and airing cupboard housing tank and shelving with high quality woollen carpets fitted which continue into bedrooms.

**Master bedroom 10'4" inc wardrobes x 10'1" max 13'5" min (3.15m inc wardrobes x 3.07m max 4.09m min)**

Double glazed window to front, fitted wardrobe storage, central heating radiator and archway into en-suite with obscure window to front, W/C, pedestal sink with mixer tap, stainless steel towel radiator, shower cubicle and storage unit.

**Bedroom two 8'9" inc wardrobes x 10'1" (2.67m inc wardrobes x 3.07m)**

Double glazed window to rear, central heating radiator and mirrored fitted wardrobes.

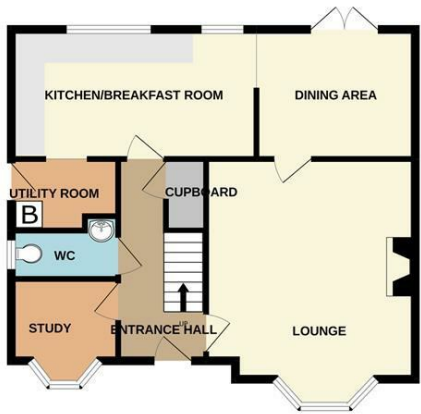




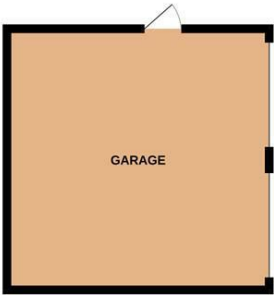




GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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 three 11'2 inc wardrobes x 9'8" (3.40m inc wardrobes x 2.95m)**

Double glazed window to front, fitted wardrobe storage, central heating radiator.

**Bedroom four 9'6" max 5'1" min x 8'7" max 6'5" min (2.92m max 1.57m min x 2.62m max 1.96m min)**

Double glazed window to rear and central heating radiator.

**Garden**

Outside the property has a wrap around garden from the side of the home to the rear enclosed with fenced boundaries, mature shrubbery, paved patio and lawned areas beautifully finished with far reaching views.

**Council Tax Banding**

Tax Band is F.

**Freehold 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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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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