



17 Cricklewood Drive  
Halesowen,  
West Midlands B62 8SN  
*Offers In Excess Of £575,000*

*...doing things differently*



A superb five bedroom spacious family home WITH NO UPWARD CHAIN situated on the popular location of the Abbeyfields Development. This family home situated on the edge of Abbeyfields offers superb family living with extensive driveway and fore garden, porch and entrance hall, lounge with archway leading to dining room, open plan breakfast kitchen with dining area, separate utility, downstairs w.c., five bedrooms with master refitted en-suite, refitted bathroom, four double bedrooms and a fifth bedroom/study, attractive mature rear garden. The property is ideally located for ease of transport with regular public transport into Birmingham city centre, the Queen Elizabeth Hospital and University of Birmingham and Halesowen, junction 3 of the M5 is also a short distance and yet the property is within easy reach of beautiful countryside such as the National Trust Clent Hills, Halesowen Abbey and Leasowes Park.

Cricklewood Drive has been lovingly appreciated by the current owners for the last 40 years and is truly a testament to the popularity of this lovely location. DAG 24/7/23 V4 EPC=D



**Lex Allan Grove loves...**  
the location and size of  
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. Leasowes Park is thought to be one of the first natural landscaped gardens in England. Certain areas of the town have retained a certain number of Victorian houses but further development during the 1960s and 70s 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's bus station is a busy interchange and a regular service runs to Birmingham City Centre.

### Approach

Via a long driveway with equally long and spacious fore garden with mature trees, pathway continuing to double glazed porch.

### Porch

With further door giving access to:

### Entrance hall

Central heating radiator, stairs to first floor accommodation, doors radiating to:

### Lounge 20'11" x 11'9" (6.4 x 3.6)

Double glazed picture window with secondary glazing in addition to the front, central heating radiators, stone fireplace with gas fire and hearth, two archways to open plan dining area.

### Dining area 12'1" x 9'6" (3.7 x 2.9)

Double glazed patio door to rear garden, central heating radiator.



















**Open plan breakfast kitchen 15'8" x 9'6" min 10'9" max (4.8 x 2.9 min 3.3 max)**

Double glazed patio door to rear from dining area, double glazed window with secondary glazing also facing rear garden from kitchen, central heating radiator, range of high gloss white wall and base units with roll top work surfaces over, integrated Neff oven and grill with hob above and matching filter hood, stainless steel sink with double drainer, slow close drawers, larder cupboard, space for appliances, corner unit with lighting, archway giving access to utility room.

**Utility room 6'10" x 8'2" (2.1 x 2.5)**

Double glazed door and window with secondary glazing to side elevation, sink with drainer and mixer tap, plumbing for automatic washing machine and plumbing for dishwasher, matching high gloss white wall and base units with roll top work surfaces over, central heating radiator, complementary tiling to walls, useful plinth storage with steps.

**Downstairs w.c.**

Double glazed obscured window with secondary glazing to side, w.c., pedestal wash hand basin, cloaks area and central heating boiler.

**First floor landing**

Double glazed picture window to front with secondary glazing, loft access via ladder, airing cupboard and doors radiating to:

**Master bedroom one 13'5" x 9'10" (4.1 x 3.0)**

Double glazed window to rear with secondary glazing, fitted mirrored wardrobes, entrance to en-suite.

**Refitted en-suite**

Double glazed obscured window to rear with secondary glazing, pedestal wash hand basin, w.c. and useful storage to side, shower cubicle and shower, heated towel rail, complementary tiling to walls.

**Bedroom two 11'1" min 13'5" max x 9'2" (3.4 min 4.1 max x 2.8)**

Double glazed window to front with secondary glazing, central heating radiator, double fitted wardrobe.

**Bedroom three 15'5" max 13'1" min x 6'10" min 10'5" max (4.7 max 4.0 min x 2.1 min 3.2 max)**

Double glazed window to rear with secondary glazing, central heating radiator, fitted double wardrobe.

**Bedroom four 11'9" x 7'10" (3.6 x 2.4)**

Double glazed window to front with secondary glazing, central heating radiator, fitted storage cupboard.

**Bedroom five/study 8'10" x 8'10" (2.7 x 2.7)**

Double glazed window to front with secondary glazing, central heating radiator.

**Refitted bathroom**

Double glazed obscured window to side, bath, vanity wash hand basin with storage beneath, free standing shower cubicle with shower and glazed screening, heated towel rail, archway leading to w.c. and bidet, part ceramic tiling to walls, further storage.

**Garden**

Having patio area with lawned area beyond, mature borders, outside tap, further hardstanding with summer house, gates giving access to both sides of property.

**Garage 17'0" x 17'8" (5.2 x 5.4)**

Electrically operated up and over door, double glazed window to side, pedestrian door leading to hall, lighting and power.

**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**

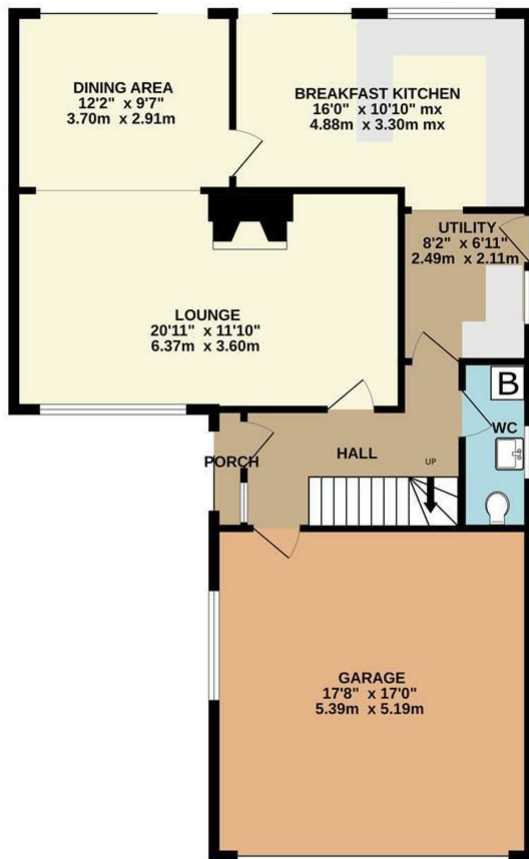
We can confirm that if we are sourcing a quotation or quotations on your behalf relevant to the costs that you are likely to incur for the professional handling of the conveyancing process. You should be aware that we could receive a maximum referral fee of approximately £175 should you decide to proceed 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.

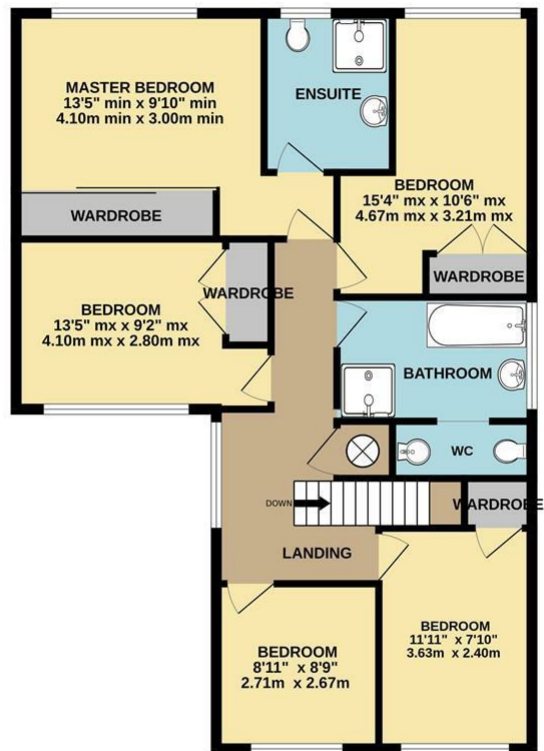
The same also applies if we have introduced you to the services of Mr Tony Lowe of Green Street Surveys who we are confident will provide you with a first class service relevant to your property needs, we will again receive a referral fee equivalent to 20% of the fee that you pay to Green Street Surveys. 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.



GROUND FLOOR  
991 sq.ft. (92.1 sq.m.) approx.



1ST FLOOR  
906 sq.ft. (84.2 sq.m.) approx.



TOTAL FLOOR AREA : 1897 sq.ft. (176.2 sq.m.) approx.

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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**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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