



4 Furnace Hill  
Halesowen,  
West Midlands B63 3LZ  
*Offers In Excess Of £460,000*

*...doing things differently*



A truly stunning and immaculately presented four bedroom detached home privately positioned on Furnace Hill. This is the property's first time on the market since development. The property offers "move in ready" accommodation and no upward chain. This beautiful home boasts open plan kitchen/dining area with integrated appliances, granite work surfaces and doors out to the garden, a large lounge and snug/study, four double bedrooms with en-suite off the master and house bathroom. The property further benefits from a spacious driveway to the front and well presented garden and solar panels. This property has been finished to an exceptionally high standard and is not to be missed! CS 15/2/23 V2 EPC=B



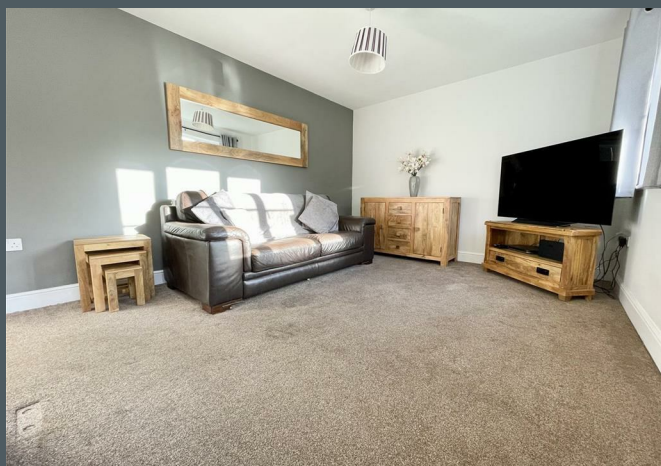
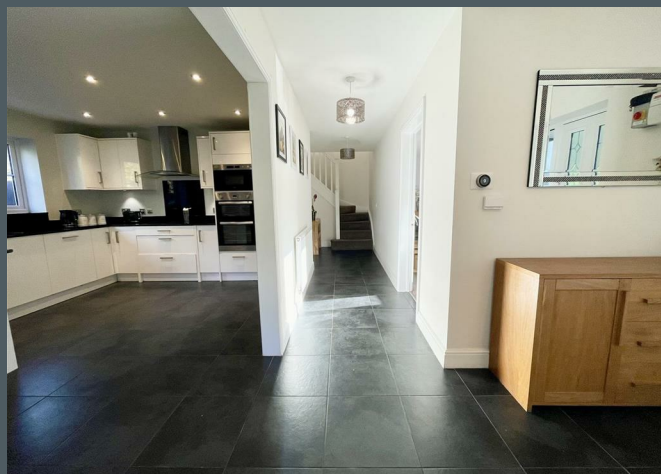
***Lex Allan Grove loves...***

this exclusive home's  
welcoming entrance













## 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 a private road with a block paved driveway with off road parking for multiple vehicles and fore garden.

### **Good sized welcoming entrance hall**

With tiled flooring, central heating radiator and open entrance into kitchen/diner. Door into:

### **Downstairs W/C**

With tiled flooring, central heating radiator, obscured double glazed window to front, w.c and wall mounted hand basin with complementary tiled splashback.

### **Storage cupboard**

Housing cylinder.

### **Kitchen diner 11'5" x 21'3" (3.5 x 6.5 )**

Sociable kitchen area with black granite work surfaces and breakfast area with ample wall and base units, central heating radiator, tiled flooring continued, integrated appliances including dishwasher, washing machine, double oven and microwave, fridge/freezer, four ring hob with extractor hood, inset stainless steel sink with mixer tap and routed drainer, double glazed window to rear and patio doors out to garden.

### **Bright lounge 11'1" x 19'4" (3.4 x 5.9 )**

Dual double glazed windows to front, central heating radiator and television point.

### **Reception room/snug 3.2 x 3.1**

This room is currently used as a study with storage cupboard, double glazed window to rear, central heating radiator and fitted desk unit.

### **First floor landing**

Double glazed window to side, loft access and doors radiating to:

### **Bedroom one 21'3" max 13'9" min x 11'1" (6.5 max 4.2 min x 3.4 )**

With central heating radiator and double glazed window to the side, storage cupboard.

### **En-suite**

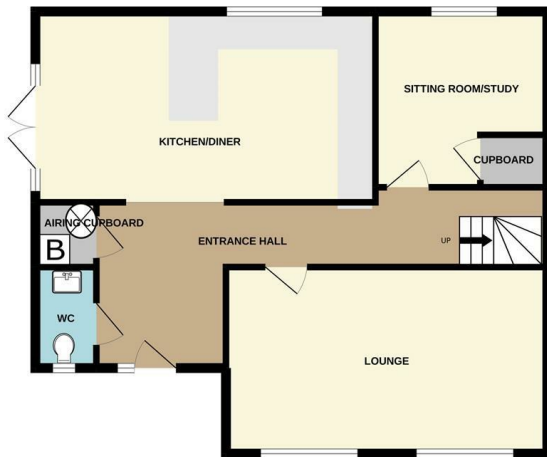
Obscured window to the rear, tiled walls, stainless steel towel radiator, w.c., wall mounted hand wash basin with mixer tap, shower cubicle.



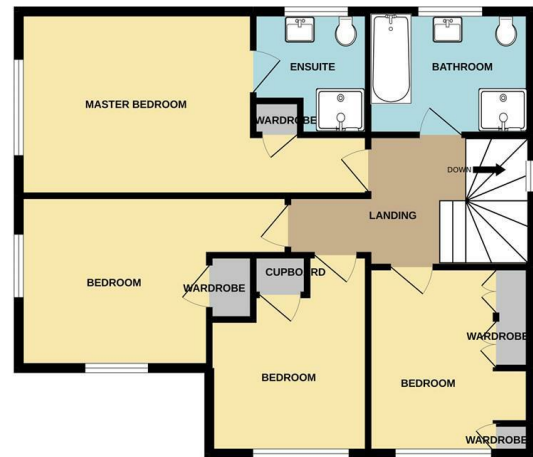




GROUND FLOOR



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 two 16'0" max 11'5" min x 10'5" (4.9 max 3.5 min x 3.2 )**

Central heating radiator, dual aspect double glazed window to side and front and wardrobe storage cupboard.

**Bedroom three 3.4 x 3.0**

Central heating radiator and double glazed window to front, fitted wardrobes and dressing unit.

**Bedroom four 3.7 max 2.5 min x 2.8**

Double glazed window to front and central heating radiator with fitted storage cupboard.

**House bathroom**

Obscured double glazed window to rear, part tiled walls, central heating radiator, bath, shower cubicle, wall mounted hand basin with mixer tap and stainless steel towel radiator.

**Rear garden**

The well presented garden has been mainly laid to lawn with patio areas, planted borders enclosed in fenced boundaries. This stylish home also comes equipped with solar panels.

**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 E.

**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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