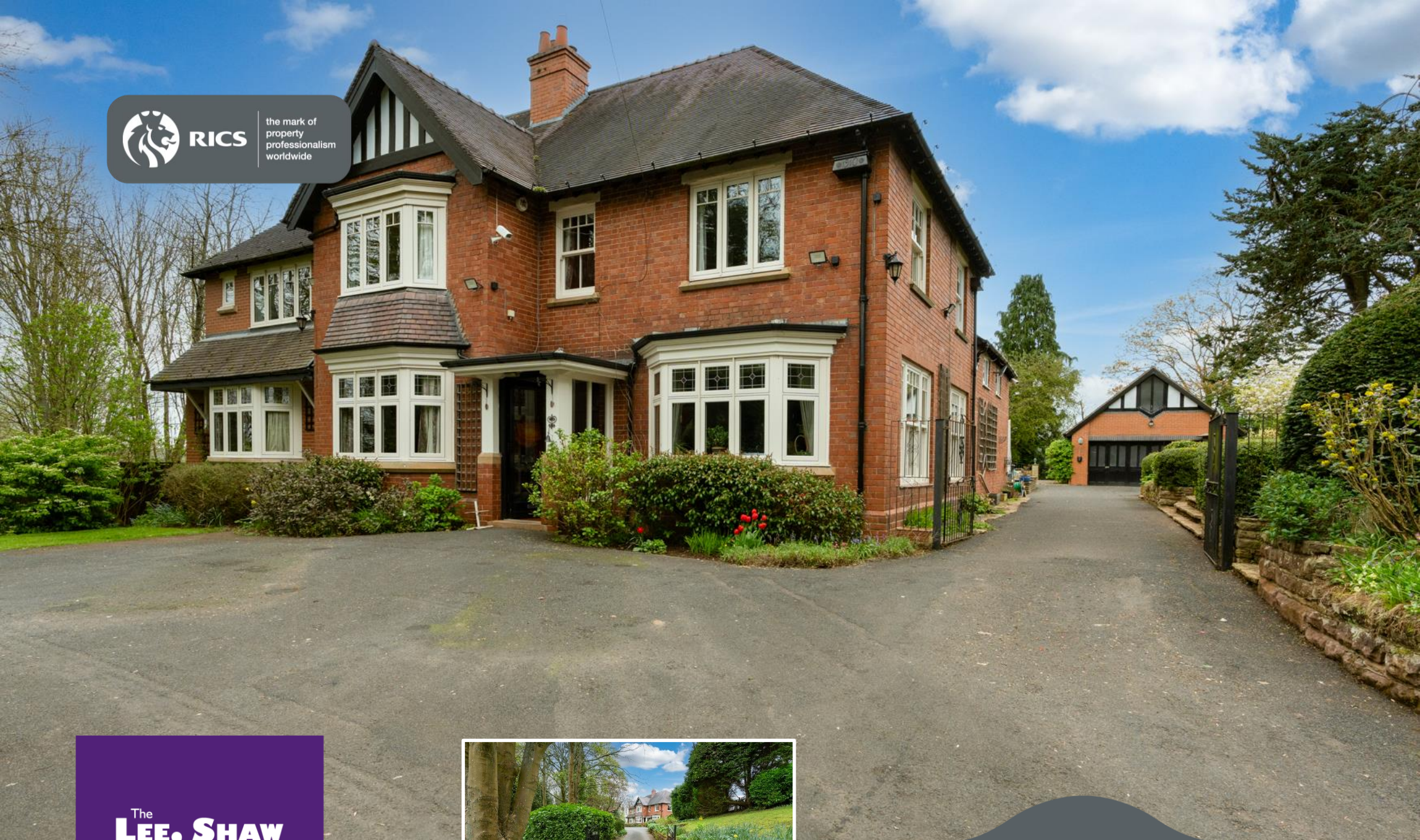




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Redhill House
Bromsgrove Road, Hunnington,

Redhill House, Bromsgrove Road, Hunnington, Halesowen B62 0JS

Redhill House represents an outstanding and rare opportunity to purchase a genuinely spacious Period style Home, being a local and important Landmark property, retaining some period features, with modern improvements and benefits from accommodation over 2 floors, together with basement Cellars, Outdoor Heated Swimming Pool and large Detached Double Garage with Rear Hall/Store and large Store Room over.

This substantial, extended 6 Bedroom Edwardian Detached Family Home built-in 1910 stands well in delightful mature Grounds of around 0.80 of an Acre, being set back from the road with gated entrance to a long Driveway approach which opens out in front of the property and extends, behind gates, to the right side, leading past to the Detached Double Garage. There is ample off road parking and the raised fore garden has mature tree screening providing a degree of privacy.

The setting offers open countryside views to the rear, yet the property is conveniently placed for a wide range of amenities in nearby Halesowen Town and there is excellent road access to both J3 & J4 of the M5 Motorway making it an excellent base for commuting.

With gas central heating and comprising: Porch, Reception Hall with Minton tiled floor, Cellars, Sitting Room, Dining Room, Huge Family Room/Billiard Room, Breakfast Kitchen, Rear Hall, Utility, Ground Floor Shower Room, 1st Floor Games Room, Landing, 6 Bedrooms (Bedroom 1 with Refitted En-Suite Bathroom including shower), Study, Shower Room and House Bathroom.

OVERALL, THIS IS A CONVENIENTLY PLACED, DISTINCTIVE & SUBSTANTIAL DETACHED RESIDENCE WHICH AT OVER 5000 SQ FT INCLUDING THE MAIN HOUSE, TOGETHER WITH CELLARAGE AND THE GARAGE AND ITS MATURE SEMI RURAL SETTING – OPPORTUNITIES THIS GOOD ARE HARD TO FIND. INSPECTION IS ABSOLUTELY ESSENTIAL TO TRULY APPRECIATE.

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On the Ground Floor there is a Porch Entrance with single glazed door and side screen, tiled floor with matwell and small paned glazed door opening to the Impressive Reception Hall having Minton tiled floor, picture rail, ceiling cornice, stairs to 1st Floor with spindle balustrade and doors leading off.

There is Cellar access from the Hall with door, double glazed window and steps leading down. There are 2 main Cellars one housing the 2 Vaillant gas central heating boilers and there is a small Vaulted Wine Cellar with tiled walls and floor.

The Sitting Room has a double glazed bay window to the front with window seat having storage below, 2 side double glazed windows, decorative Mantel fireplace with tiled hearth and cast inset with tiles, picture rail and ceiling cornice.

On the other side of the Hall there is a separate Dining Room having parquet floor, feature mahogany Mantel fireplace with quarry tiled hearth, cast inset and tiles and open fire, built-in bookshelf to side, feature arch to front double glazed bow window, picture rail, ceiling cornice and rose and glazed door to Kitchen.

A door leads off to the impressive large Family Room/Billiard Room which has a feature arch to the front double glazed bow window, 3 side double glazed windows, ceiling cornice, double glazed rear fixed windows with centre double glazed doors to the Garden and full-size snooker table with lights over.

The Breakfast Kitchen is also accessed from the Hall and has a range of cream wall/base cupboards, contrasting granite worktops, double Belfast sink and mixer tap, black Range cooker with integrated cooker hood over, 2 integrated fridges (one with ice box), integrated dishwasher, double glazed rear window, tiled floor, part tiled walls, plinth heater, under cupboard lights, tall cupboard and table space.







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we sell **homes.**



There is a rear Hall/Utility. The Hall area has a tiled floor, double glazed side window, part double glazed rear stable door, stairs to small Landing with door to Games Room, and opens to the Utility with cupboard (stackable appliance space), range of wall/base cupboards, worktop, sink and mixer tap and tiled floor.

A door leads off to the Ground Floor Shower Room having a Period style suite with white Imperial basin having vanity unit below, white Imperial wc with high level cistern, corner shower cubicle with curved screen doors and Mira shower, tiled walls, tiled floor, radiator/towel rail, recessed ceiling lights and double glazed side window.

Games Room (at 1st Floor) with built-in cupboards, strip lights and side UPVC double glazed windows.

The 1st Floor Landing is accessed from the staircase from the main Reception Hall. The stairs has a spindle balustrade and there is a coloured leaded double glazed window to the half Landing, picture rail, access to the inner Landing areas (one with loft access and Airing Cupboard with tank) and the other with built-in cupboard & top cupboard, recess with double base cupboard and 2 further built-in Stores. There are doors to 6 Bedrooms, Study, Bathroom and Shower room.

Bedroom 1 is a double size room with double glazed bow window with wide sill and having rural view to the rear, further double glazed window and door leading off to the Refitted En-Suite having a white Heritage suite including large walk-in shower with side screen and waterfall shower, pedestal wash hand basin, bidet, wc, roll top bath on feet, tiled walls, double glazed rear window with plantation shutter, towel rail radiator, tiled floor and recessed ceiling lights.

Bedroom 2 is a double size room, at the front, with 2 double glazed windows and there is an adjoining separate Shower Room having a white suite with shower cubicle having screen door, wc, Heritage basin with vanity cupboard below, double glazed front window, tiled walls and floor and recessed ceiling lights.







Bedroom 5 is also a double size with double glazed rear window having rural view.

Off the main Landing there are 2 further Double Bedrooms. Bedroom 3 has a feature arch to the front double glazed window and there are 2 double built-in wardrobes with top cupboards and bridging drawer unit. Bedroom 4 has front and side double glazed window and 3 double pine built-in wardrobes with top cupboards. There is also a small Study with front double glazed window.

Off the small Inner Landing there is a good size 6th bedroom with side double glazed window and pine double built-in wardrobe with top cupboard.

The main House Bathroom has a white suite with spa bath and shower over, wc, basin, tiled floor, part tiled walls, rear double glazed window and recessed ceiling lights.

There is a separate Detached Double Garage having part glazed timber entrance doors, strip lights and power points. There is a door to the rear Hall having a tiled floor, side pedestrian door, rear glass block screen, strip light, stairs to 1st Floor and door leading to a Store Room having tiled floor, glass block screen, strip light, base cupboards and power points. Above the Garage there is a Landing Area with spindle balustrade and rear single glazed window and opening to a large Store Room with single glazed front window, power points and 2 side Velux double glazed roof windows. At the front of the Garage there is an electric car charging point.

Externally there is an Outdoor Heated Swimming pool with surrounding terrace. There is an External Plant Room for the Swimming Pool with filtration system and oil fired boiler which heats the pool. There is an adjoining Store which houses the oil storage tank.



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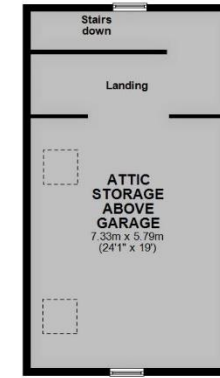
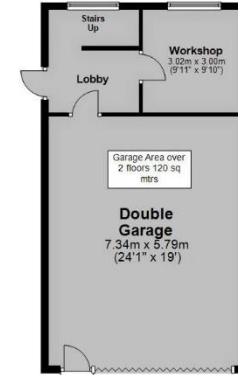
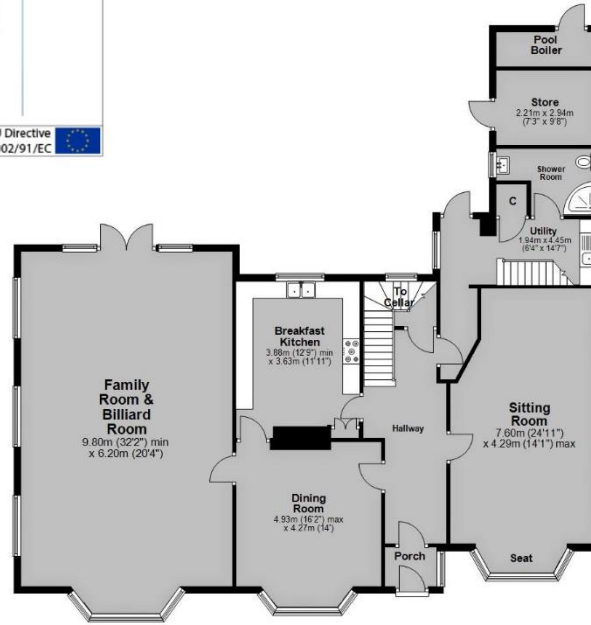
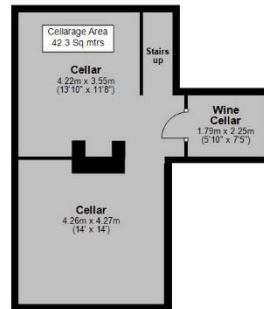
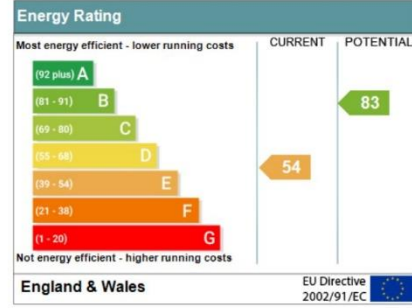
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FLOOR PLANS

Address: Redhill House, Bromsgrove Road, Hunnington, HALESOWE...

RRN:



First Floor

Approx. 165.0 sq. metres (1784.9 sq. feet)



Total area: approx. 494.9 sq. metres (5327.2 sq. feet)



There are mature Grounds of around 0.80 of an Acre. To the rear of the property there is a paved area, shaped lawn, well stocked borders and rockery with steps leading off and crazy paved area with shrub planting below the Pool area to the side. There is also a large paved terrace adjoining the Swimming Pool which has a wall to the side and rear. Beyond the pool there is a sloping lawned area. There is a long side Driveway which has gates to the front and the Driveway gives access to the Garage which is set well back from the House. There is a stone retaining wall to the side of the driveway with steps, in 2 areas, that lead onto the gently elevated side lawn with borders.

At the front, there is a long tarmac Driveway leading from the road with wrought iron gates to the entrance and low stone wall, raised right side lawn and borders. On the left side there are established trees and shrubs that elevate up from the road. The Driveway opens out in front of the property and there is a small lawn. Gates at the side of the property lead to the side Driveway.

Tenure: Freehold
Council Tax Band: G



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