



22 Cherry Tree Lane
Halesowen,
West Midlands B63 1DU

Offers In The Region Of £625,000

...doing things differently



Lex Allan Grove are delighted to offer for sale this truly impressive and fully refurbished four bed detached family home. Located on the highly sought after Cherry Tree Lane, this spacious property offers the new owners further potential for extension to side. Cherry Tree Lane is well placed for good transport links, very popular local schools and near to local shops and amenities.

The layout in brief comprises entrance hall, lounge with feature fireplace, truly impressive open plan kitchen and sitting area feature bifold doors leading out to rear garden and providing access to utility room and ground floor w.c. Heading upstairs is a large landing with loft access, master bedroom with en-suite potential, second large double offers en-suite potential, two further good sized bedrooms and the house bathroom. To the front is a large driveway with gated access on both side of the property, the potential to park caravan/motor home to one side, with further plans approved for an extension to the other. at the rear of the property is a large low maintenance garden. AF 3/4/24 V1 EPC=D







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 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's bus station is a busy interchange and a regular service runs to Birmingham City Centre.

Approach

Via driveway offering parking for numerous vehicles with side storage and pathway leading to front door with double glazed window to side.

Hallway

Ceiling spotlights, karndean flooring, central heating radiator, stairs to first floor accommodation, wooden panelling, under stairs store cupboard with lighting.









Lounge 11'9" x 14'1" min 16'8" max (3.6 x 4.3 min 5.1 max)

Double glazed bay window to front, feature fireplace, central heating radiator, ceiling light point.

Kitchen area 20'4" x 11'9" (6.2 x 3.6)

Ceiling spotlights, range of wall and base units with wall storage to the right hand side, quartz work top, induction hob and extractor unit, double oven, built in fridge freezer and dishwasher and built in wine cooler, two double glazed units with five bifold doors, centre island with quartz work top with space for stools beneath and karndeian flooring. The kitchen area flows nicely through to family area.

Dining area 20'11" x 32'5" max 11'9" min (6.4 x 9.9 max 3.6 min)

Karndeian flooring, ceiling spotlights, central heating radiator, wood panelling to wall.

Utility room 4'11" x 8'2" (1.5 x 2.5)

Ceiling spotlights and extractor, central heating radiating, karndeian flooring, access to garage.

Ground floor w.c.

Ceiling spotlights, extractor fan, w.c. and wash hand basin with cabinet, karndeian flooring.

Garage 10'2" x 22'3" (3.1 x 6.8)

First floor landing

Double glazed window to side, large storage cabinet, pull down loft access with ladder.

Family bathroom

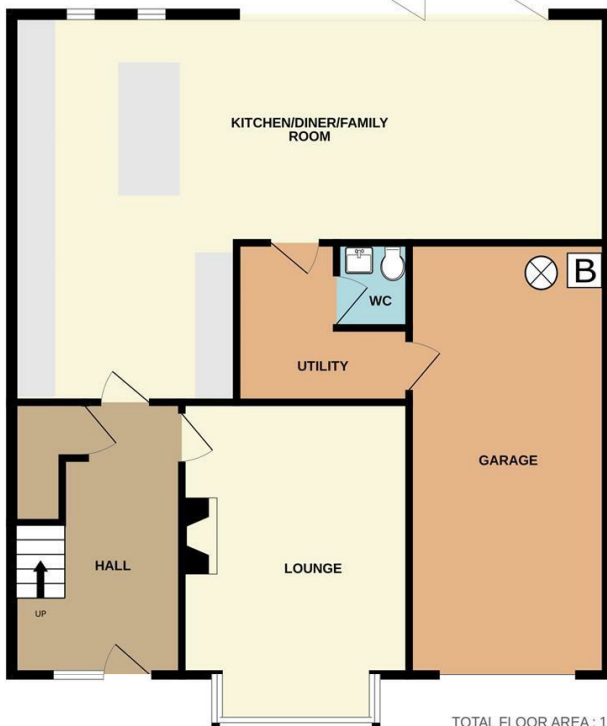
Ceiling spotlights, extractor, free standing bath, tiled wall, large shower cubicle with tiled surround, low level w.c., wash hand basin with cabinet, heated towel radiator, karndeian flooring, obscured double glazed window to side.

Bedroom two 11'5" x 10'9" min 13'9" max (3.5 x 3.3 min 4.2 max)

Double glazed bay window to front, central heating radiator, ceiling light with two hanging lights, access into potential walk in wardrobe/en-suite with double glazed window to front, ceiling spotlights and extractor fan.



GROUND FLOOR
1084 sq.ft. (100.7 sq.m.) approx.



1ST FLOOR
820 sq.ft. (76.2 sq.m.) approx.



TOTAL FLOOR AREA: 1904 sq.ft. (176.9 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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Bedroom one 16'4" max 11'5" min x 11'9" (5.0 max 3.5 min x 3.6)

Walk in dressing area with ceiling spotlights, central heating radiator, opening into bedroom area with centre ceiling light, two additional hanging wall lights, central heating radiator, double glazed window overlooking rear garden, access into potential en-suite with ceiling spotlights, double glazed window to rear, extractor fan, heated towel rail.

Bedroom three 10'2" x 11'5" (3.1 x 3.5)

Double glazed window to front, ceiling light point, wood panelling, central heating radiator.

Bedroom four 7'6" x 10'2" (2.3 x 3.1)

Double glazed window to rear, ceiling light point, central heating radiator.

Bathroom 8'10" x 7'6" (2.7 x 2.3)

Rear garden

Paved seating area across the rear of the property, steps leading to lawn area with central footpath, raised mature borders and further flower borders, raised further flower bed to rear. Side access on both sides leading to front.

Agents Note

There is planning application on one side with potential caravan storage on the other side.

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 our panel of surveyors 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 10% of the fee that you pay capped at £200.00 This referral fee does not impact the actual fee that you would pay had you approached any of the panel of surveyors directly 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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