



2 Cloister Drive
Halesowen,
West Midlands B62 8RA

Offers In The Region Of £575,000

...doing things differently



Lex Allan Grove are delighted to offer for sale a truly impressive and well appointed 4 bed detached family home. Situated in a highly sought after area of Halesowen, and sitting on an enviable corner plot location. Cloister Drive benefits from being well placed for great transport links, near to an abundance of local shops and amenities, and within catchment of highly popular schools.

The layout in brief comprises Entrance porch, hallway with access to ground floor WC, a front facing lounge with feature fireplace, a dining room that opens through to the conservatory, a modern and well presented breakfast kitchen which offers access through to office space and to the side conservatory/ utility area, and the spacious double garage with additional work shop space. Heading upstairs is a pleasant landing with airing cupboard and loft access hatch, a master bedroom with en-suite shower room, three further good sized bedrooms, and the house bathroom.

Externally the property offers ample off road parking with the spacious corner plot driveway, garage and side access. At the rear of the property is the well maintained and impressive garden with paved seating area near to property. V1 AF 08/08/24 EPC-E







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

Access over a three property shared driveway, top and corner plot, Large tarmac driveway with additional block paved section for front lawn, mature plant borders at front, Large front lawn with mature trees, tarmac side access leading up to side access gate. Double garages with electric roller doors. Twin UPVC double glazed doors with double glazed panels either side.

Entrance porch

Wall mounted lighting, tiled flooring. Entrance to the main building is through the original timber framed single glazed door,

Entrance Hallway

Ceiling light with ceiling rose, decorative coving, feature dado rail, central heating radiator, stairs leading up to first floor with storage underneath.

Downstairs W.C. 3'7" x 5'1" (1.1m x 1.57m)

Double glazed obscured window to front, ceiling light, low level w.c. with wash hand basin and half tiled wall around, central heated radiator, tiled flooring.







Reception room 12'1" x 18'4" into bay x 13'6" min (3.69m x 5.61m into bay x 4.14m min)

Double glazed bay window, two ceiling lights with ceiling rose, decorative coving, dado rail around room, central heating radiator in bay, feature gas fire place with marble base, provides access through to;

Breakfast Kitchen 15'10" x 14'11" (4.84m x 4.57m)

Ceiling spot lights, shaker style kitchen , stone effect worktop, double stainless sink and drainer, space for range master style hot point cooker, subway tiles splash backs and wall, built in bin store, integrated fridge, built in Siemens microwave, two double glazed windows looking out to rear, side door leading to utility, central heating radiator, tiled flooring, access to ground floor office.

Dining room 12'1" x 11'8" (3.69m x 3.57m)

Central mounted ceiling light, decorative coving, central heating radiator, opens up through decorative archway into;

Conservatory 11'1" x 11'11" (3.39m x 3.64m)

Double glazed French doors leading out to the rear with additional double glazed units surrounding, obscured to neighbouring side, ceiling light with fan, additional central heating radiator.

Office 5'6" x 7'8" (1.68m x 2.34m)

Wall mounted lighting, door providing access into garage.

Utility room 7'10" x 8'0" (2.41m x 2.44m)

Double glazed French doors leading out to the rear, internal access to garage, wall lighting, vinyl tiled flooring, space for washer/dryer, double glazed windows surrounding,

Landing

Gallery styled landing, double glazed obscured window to side, ceiling light, decorative coving, smoke alarm and loft access hatch, airing cupboard,

Bedroom One 12'9" x 10'4" (3.91m x 3.17m)

Double glazed window to front with additional secondary glazing panel, ceiling light, decorative coving, built in wardrobes and central heating radiator.

En-suite Shower room 3'7" x 10'0" (1.1m x 3.05m)

Ceiling light and wall mounted extractor fan, shower cubical with tiled surround, wash basin with tiled splash back, low level w.c. central heated radiator.

Bedroom Two 8'1" x 12'11" (2.47m x 3.94m)

Double glazed window to rear with additional secondary glazing panel, ceiling light, decorative coving, central heating radiator.

Bedroom Three 7'2" x 9'4" (2.19m x 2.87m)

Double glazed window to rear with additional secondary glazing panel, ceiling light, decorative coving, central heating radiator.

Bedroom Four 6'11" x 10'5" (2.13m x 3.18m)

Double glazed window to front with additional secondary glazing panel, ceiling light, decorative coving, central heating radiator, additional storage over bulk head of staircase.

Bathroom 5'6" x 10'0" (1.68m x 3.05m)

Double glazed obscured window to side, shower over bath with tiled surround, low level w.c. with tiled surround and wash basin, central heated radiator,, ceiling light.









Double garage 10'2" min x 15'5" max x 11'3" min x 18'10" max (3.1m min x 4.71m max x 3.43m min x 5.76m max)

Double roller electric doors to front, fuse box, Worcester boiler, loft space and additional sockets.

Garden

Additional side land, brick retaining wall and mature boarders, shrubbery and apple trees. Large block paved seating area with raised feature ornamental flower pots and stones, lawn area, to rear and side raised brick flower beds,

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.

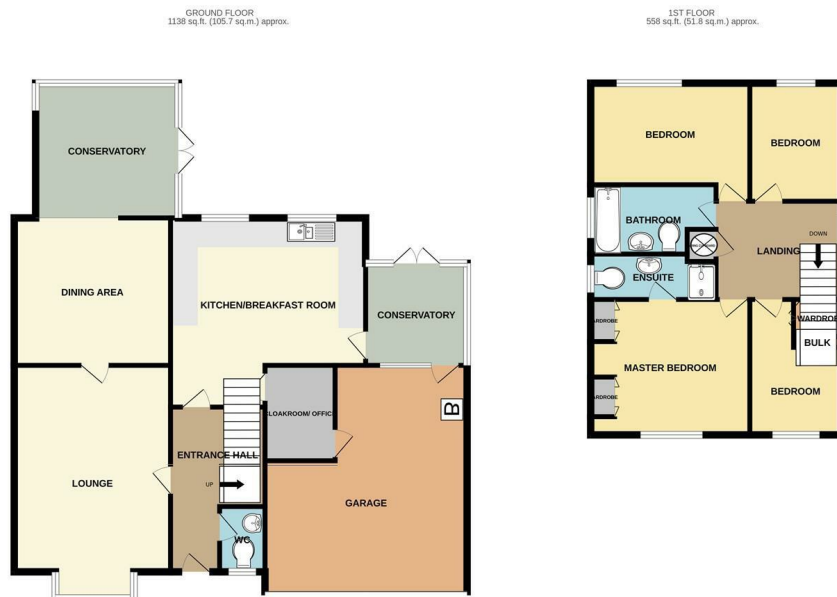
Referral Fees

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 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.



GROUND FLOOR
1138 sq.ft. (105.7 sq.m.) approx.

1ST FLOOR
558 sq.ft. (51.8 sq.m.) approx.

TOTAL FLOOR AREA : 1695 sq.ft. (157.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the footprints contained here, measurements of floors, 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 fixtures, 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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