



5 Hodgetts Drive
Hayley Green, Halesowen,
West Midlands B63 1ET

Offers In The Region Of £664,450

...doing things differently



A superbly appointed and beautifully presented modern style executive detached family home being situated in this popular location within easy access to motorway network, amenities and Clent Hills. In a cul de sac position and having driveway, double garage, entrance porch, reception hall, guest w.c., office room, good sized lounge, fantastic conservatory, wonderful refitted kitchen/diner, utility room, first floor gallery landing, master bedroom one with en-suite shower room and dressing room, three further bedrooms one having an en-suite shower room and attractive family bathroom, delightful rear gardens with well established borders. The property also benefits from gas central heating and double glazing. Viewing is absolutely essential to fully appreciate this most impressive family home.
AF 18/9/24 V1 EPC=C







Approach

Via block paved driveway, fore garden with plant beds, access to double garage, step to composite front door with glazed insert.

Entrance hall

Coving to ceiling, dado rail, central heating radiator with decorative cover, stairs rising to first floor, door to under stairs store cupboard, downstairs w.c., lounge, office and kitchen.

Office 9'2" x 6'6" (2.8 x 2.0)

Double glazed window to side, central heating radiator with decorative cover, coving to ceiling.

Downstairs w.c. 6'6" x 2'11" (2.0 x 0.9)

Double glazed obscured window to side, central heating radiator, low level flush w.c., pedestal wash hand basin, splashbacks.

Breakfast kitchen 20'8" max 10'2" min x 14'9" max 11'1" min (6.3 max 3.1 min x 4.5 max 3.4 min)

Spotlights to ceiling, dual aspect double glazed window to front and side, central heating radiator, range of matching wall and base units, complementary square top surfaces, stainless steel sink with drainer, mixer tap, six ring gas hob, Smeg oven, Luxair extractor fan above, integrated fridge freezer, dishwasher, double glazed sliding door to conservatory, door to utility.

Conservatory 19'0" x 10'9" (5.8 x 3.3)

Double glazed windows to surrounds, double glazed French doors to rear, central heating radiator, double glazed sliding door to lounge, complementary wooden flooring.











Utility 5'10" x 5'2" (1.8 x 1.6)

Tiled floor, range of glossy wall and base units, complementary roll top surfaces, stainless steel sink, drainer and mixer tap, plumbing for washing machine, space for fridge freezer, tiled splashbacks.

Lounge 23'3" max into bay 21'3" min x 11'1" max 10'5" min (7.1 max into bay 6.5 min x 3.4 max 3.2 min)

Double glazed bay window to front, two central heating radiators, coving to ceiling, t.v. point, double glazed sliding door to conservatory, feature log burner, tiled hearth and wooden beam set.

First floor landing

Double glazed window to front, central heating radiator, coving to ceiling, access to loft.

Bedroom one 17'0" max 9'2" min x 16'0" max 9'2" min (5.2 max 2.8 min x 4.9 max 2.8 min)

Two double glazed windows to front, double glazed window to rear, coving to ceiling, two central heating radiators, door to dressing room.

Dressing room 5'6" x 4'3" (1.7 x 1.3)

Heated towel radiator, fitted wardrobes, door to:

En-suite 9'2" x 7'6" (2.8 x 2.3)

Dual aspect double glazed obscured window to front and side, part tiled walls, central heating radiator, low level flush w.c., pedestal wash hand basin, mixer tap, electric light up storage cupboard, walk in shower with drench head over, panelled bath with mixer tap over.

Bedroom two 12'5" x 11'1" (3.8 x 3.4)

Coving to ceiling, double glazed window to rear, central heating radiator, fitted wardrobes, door to:

En-suite 6'2" max 3'7" min x 5'2" max 2'7" min (1.9 max 1.1 min x 1.6 max 0.8 min)

Part tiled walls, pedestal wash hand basin with mixer tap over, low level flush w.c., shower cubicle heated towel rail.

Bedroom three 11'1" x 10'5" (3.4 x 3.2)

Double glazed window to rear, coving to ceiling, central heating radiator.





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 four 11'1" x 10'5" (3.4 x 3.2)

Double glazed window to front, central heating radiator, coving to ceiling, fitted wardrobes.

Bedroom five 6'10" x 7'10" (2.1 x 2.4)

Double glazed window to rear, central heating radiator, coving to ceiling.

Bathroom

Double glazed obscured window to side, central heating radiator, part tiled walls, pedestal wash hand basin with mixer tap over, low level flush w.c., panelled bath with mixer tap and drench shower head over, wood effect flooring.

Garden

Slabbed patio area with block paved borders, fence panel and brick boundaries, lawn area with plant beds, shed to rear, side gate access to front, double doors to conservatory.

Double garage 17'4" x 16'4" (5.3 x 5.0)

Double up and over door, central heating boiler, lighting and electrics.

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 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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