



9 Otterbourne Court
Halesowen,
West Midlands B63 4AW

Offers In The Region Of £525,000

...doing things differently



A truly stunning and well presented executive family home located on this secure and gated development in the heart of Halesowen. Otterbourne Court benefits from convenient access to local shops and amenities, excellent transport links and in proximity to good local schooling.

The layout of the property benefits from solar panels and in brief comprises of entrance hall with access to ground floor w.c. and stairs leading to first floor, dual access into the truly impressive open plan breakfast kitchen/ diner and the lounge area. This stunning space benefits from bi-folding doors ideal when entertaining for allowing access to the garden. Heading upstairs to the first floor is a pleasant landing with laundry, utility cupboard, 3 generous bedrooms, the largest of the double bedrooms benefitting from en-suite shower room, and the well appointed house bathroom. To the top floor is the spacious primary bedroom featuring Velux windows to front, a dressing area, and the en-suite. The property has wiring installed for a security system.

Externally the property is access via the large block paved driveway for multiple vehicles, EV charger, garage access through the electric roller door, and a side access gate to rear. At the rear of the property is a private and low maintenance landscaped garden, ideal for families and entertaining with a paved seating area near to property. AF 20/9/24 V2 EPC=B







Approach

Via block paved driveway providing ample parking space, 7kw EV charger, access to garage, security lighting, small lawned area.

Entrance hall

Composite front door with glazed inserts, ceiling spotlights, stairs to first floor accommodation, under stairs storage cupboard, access to ground floor w.c. tiled flooring with under floor heating which carries on throughout the ground floor accommodation.

Ground floor w.c.

Double glazed obscured window to front, ceiling light point, half tiled walls, low level w.c., wash hand basin, towel radiator, tiled flooring.

Breakfast kitchen dining/lounge area 14'9" min 23'7" max x 12'9" min 33'1" max (4.5 min 7.2 max x 3.9 min 10.1 max)

Lounge area

Double glazed window to front, ceiling light point, wood effect laminate flooring, double doors to entrance hall and leading through to:

Breakfast kitchen/dining area

Double glazed window to rear, double glazed bifolding doors, spotlights and hung ceiling lights in kitchen and dining area, wall and base units, quartz work top and splashback, tiled walls and half tiled walls, and a half bowl sink with mixer tap, drainer incorporated into the quartz work surface, centre island, full length fridge, freezer, microwave, built in double oven, induction hob and extractor above, built in wine cooler, built in dishwasher, built in disposal, large utility drawers.

Dining area

Having lovely views on to the rear garden, tiled flooring.











First floor landing

Ceiling spotlights, access to second floor, double glazed window to side.

Utility room 4'7" x 4'3" (1.4 x 1.3)

Quartz work surface, plumbing for washer and dryer, extractor, ceiling spotlights.

Bedroom two 14'9" x 15'1" (4.5 x 4.6)

Double glazed window to front, ceiling light point, central heating radiator, built in wardrobe, wood effect laminate flooring, access to en-suite shower room.

En-suite

Double glazed obscured window to side, ceiling spotlights, ceiling extractor, shower cubicle with tiled surround, half tiled walls, low level w.c., wash hand basin with storage below, tiled flooring, central heating towel radiator.

Bedroom three 11'1" x 12'9" (3.4 x 3.9)

Double glazed window to rear, ceiling light point, central heating radiator, built in wardrobes, wood effect laminate flooring.

Bedroom four 12'1" x 9'6" (3.7 x 2.9)

Double glazed window to rear, ceiling lighting, central heating radiator, wood effect laminate flooring.

House bathroom

Double glazed obscured window to front, ceiling spotlights, extractor, shower over bath with tiled surround, deep set tiled window sill, tiled splashback, low level w.c., wash hand basin, storage shelf, tiled flooring, central heating towel radiator.

Second floor landing

Spotlights and access to:

Master suite 13'9" x 17'0" (4.2 x 5.2)

Double glazed velux windows to front, full length velux window that opens top and bottom to the rear offering lovely garden views, ceiling light point, central heating radiator, laminate flooring, office space and dressing area.

Dressing area 10'2" x 7'6" (3.1 x 2.3)

Double glazed velux window to rear, ceiling spotlights, wood effect flooring, ample storage.









En-suite

Double glazed velux window to front, ceiling spotlights, extractor, double shower cubicle with monsoon/rain shower attachment, tiled surrounds, half tiled walls behind low level w.c. and wash hand basin with storage drawers, central heating radiator, tiled flooring.

Rear garden

Paved seating area, lawn area with mature borders to side and rear, raised beds, rear external access to garage with side access gate to front.

Garage 10'2" x 19'0" (3.1 x 5.8)

Electric roller door to front, lighting and ample electrical sockets.

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. There is a monthly fee of £46.00 for communal areas and gate maintenance.

Council Tax Banding

Tax Band is F

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.

18 Hagley Road, Halesowen, West Midlands, B63 4RG

info@lexallanandgrove.com

0121 550 5400

www.lexallanandgrove.com

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