



15 Haddon Croft  
Halesowen,  
West Midlands B63 1JQ  
*Offers In Excess Of £500,000*

*...doing things differently*





A rare opportunity to purchase a spacious detached family home that offers huge potential for the next family. Haddon Croft is a highly desirable quiet cul de sac in the Hayley Green area of Halesowen. This impressive detached home is well placed for families for good local schooling, local rural walks, great transport links, and near to the town centre of Halesowen.

The layout in brief comprises of entrance hall, ground floor w.c., a front facing lounge with feature bay window, a rear facing dining room with access to a conservatory, and a well proportioned breakfast kitchen/ diner with recently fitted Ideal gas boiler and garden access. Heading upstairs is a pleasant landing with airing cupboard and loft access hatch, a generous main bedroom with en-suite shower room, a second good sized double bedroom with built-in store cupboard, two further bedrooms, and the house bathroom.

Externally the property offers ample off road parking over the tarmac driveway, a double semi-integral garage with extra wide remote controlled Hormann insulated sectional door access and a side access gate to rear. At the rear of the property is a mature garden with paved seating area near to property, space for sheds and mature borders. AF 19/9/24 V1













### **Approach**

Via tarmac driveway offering parking for two vehicles, access to double garage with external lighting, mature lawn to side and side access gate.

### **Garage 17'0" max 17'4" max (5.2 max 5.3 max)**

Extra wide remote controlled Hormann insulated sectional doors, access to rear garden, sockets, storage into eaves and work bench.

### **Canopy porch**

Ceiling light, tiled floor, solid wood door, window to side.

### **Entrance hallway**

Ceiling light point, stairs to first floor accommodation, under stairs storage, central heating radiator, access to ground floor w.c.

### **Ground floor w.c.**

Obscured double glazed window to side, ceiling light, decorative coving, low level w.c., wash basin, tiled splashbacks, central heating radiator, towel rail.

### **Front reception room 13'1" x 16'4" plus bay (4.0 x 5.0 plus bay)**

Double glazed bay window to front, ceiling light points, decorative coving, two central heating radiators, gas fireplace with granite hearth. Double doors to dining room.



















### **Dining room 10'9" x 8'10" (3.3 x 2.7)**

Double glazed sliding patio door to conservatory, ceiling light point, decorative coving, central heating radiator. Access to kitchen.

### **Conservatory 9'6" x 10'9" (2.9 x 3.3)**

Wooden construction with double glazed windows to surrounds, double glazed French doors to garden.

### **Kitchen 17'8" x 8'10" (5.4 x 2.7)**

Two double glazed windows to rear, double glazed door with obscured insert, range of wall and base units, stainless steel twin drainer sink, tiling to walls, central heating boiler, four ring gas burner, extractor, oven, space for washer or dryer, space for fridge freezer. Dining space has central heating radiator, twin ceiling lights.

### **First floor landing**

Ceiling light point, loft access hatch, airing cupboard housing hot water tank.

### **Bedroom one 13'1" x 12'5" (4.0 x 3.8)**

Double glazed window to front, ceiling light point, decorative coving, central heating radiator, storage/wardrobes.

### **En-suite shower room**

Double glazed obscured window to side, ceiling light point, decorative coving, wall light, extractor, tiled walls, double shower cubicle, central heating radiator, low level w.c. and wash hand basin.

### **Bedroom two 12'5" x 10'9" (3.8 x 3.3)**

Double glazed window to front, ceiling light point, decorative coving, built in wardrobe, central heating radiator, shelving units.

### **Bedroom three 9'2" x 10'5" (2.8 x 3.2)**

Double glazed window to rear, full width fitted storage including above bed, ceiling light point, decorative coving and additional built in store cupboard, central heating radiator.

### **Bedroom four/study 8'2" x 9'2" (2.5 x 2.8)**

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

### **House bathroom**

Double glazed window to rear, ceiling light point, decorative coving, shower, low level w.c., wash hand basin, half tiled walls, towel rail, central heating radiator.

### **Rear garden**

Paved patio area continuing to the side of the property where there is space for two sheds and rear garage access, pergola, good sized lawned area with mature planted beds and additional decorative paved area with rose bush to the rear of the garden.

### **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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