



Grove.

FIND YOUR HOME

61 Mucklow Hill, Halesowen B62 8BS

Offers In The Region Of £895,000

Home with a view

Grove Properties Group are delighted to offer for sale a truly impressive executive four bedroomed detached family home. Located in a highly desirable location and boast truly stunning views of Halesowen Golf Club, No 61 has been thoughtfully updated and extended by the current owners throughout and must be seen to be appreciated.

The layout in brief of this stunning home is accessed via the block paved driveway to front providing ample off road parking with EV charge point and garage access. Entering the property is done via the spacious hallway with the oak stair case leading to first floor, a ground floor w.c. and front facing lounge with the benefit of a feature fireplace. Also on the ground floor is the rear facing and truly impressive breakfast kitchen/ diner with granite work tops, underfloor heating, tile effect wood flooring, multiple sets of bi-folding doors leading out to the terrace area which boasts views over the impressive garden and onto Halesowen golf course. Flowing off the kitchen/ diner is access through to a second sitting area featuring stairs leading down to the lower level. Heading upstairs is a gallery style landing providing access to all bedrooms and the house bathroom. The main bedroom of this property is spacious and stylish with an en-suite shower room. As you head down to the ground floor via the staircase you enter the lower family room with gym/fitness area and additional bi-folding doors leading out to the covered seating area with log burner, hot tub and barbecue area.

This property further benefits from 20 Solar panels generating 6kw exportation to the grid which has boosted the current EPC up to the level of B.

- Truly Impressive Four Bed Detached Family Home
- Extended Open Plan Breakfast Kitchen Diner with Seating Area
- Terraced Area off Breakfast Kitchen Diner
- Lower Family Room with Fitness Area
- External Seating with Log Burner and Hot Tub & BBQ Area
- Ample Off Road Parking with EV Charge Point
- Stunning view over the Garden & Halesowen Golf Course
- 20 x Solar Panels Generating 6kw Exportation to Grid







Approach

Via block paved driveway and lawn leading to front door with two double glazed side panels leading to porch with further door leading to entrance hall.

Entrance hall

Vertical central heating radiator, doors leading to downstairs w.c., lounge, kitchen and stairs to first floor accommodation.

Lounge 11'5" x 18'8" (3.5 x 5.7)

Double glazed bow window, two central heating radiators, log burner, double glazed stained glass window to side.

Downstairs w.c.

Double glazed obscured window to front, low level w.c., wash hand basin with mixer tap, central heating radiator.

Open plan kitchen living area 22'11" max 13'9" min x 18'0" max 13'1" min (7.0 max 4.2 min x 5.5 max 4.0 min)

Bifold doors to rear, double glazed window to rear, under floor heating, door to utility, matching wall and base units with granite square top surface over, Range oven, centre island with built in sink, drainer and mixer tap and incorporating breakfast bar area, slide and hide integrated oven, integrated microwave, extractor, splashback tiling, integrated dish washer, archway leading to second lounge area, central heating radiator.

Utility 5'2" x 8'10" (1.6 x 2.7)

Double glazed obscured stable door to side, single sink with mixer tap, space for washing machine and space for dryer, matching high gloss wall and base units with square top surface over.

Sitting area 10'9" x 21'7" (3.3 x 6.6)

Double glazed bifold doors to rear, double glazed window to rear, central heating radiator, under floor heating, t.v. point. Stairs lead down to terraced area,

Terrace area

Engineered composite flooring with glass balustrade surround.

Lower family room 10'9" x 28'6" (3.3 x 8.7)

Double glazed bifold doors to rear, central heating radiator, under stairs storage cupboard, under floor heating, door to w.c.

Lower floor w.c.

Low level flush w.c., wash hand basin with mixer tap, tiling to walls, bidet.







First floor landing

Stairs with glass balustrade lead to landing with double glazed window to front, central heating radiator, loft access and doors leading to bedrooms and family bathroom.

Bedroom one

Double glazed French doors leading to Juliet balcony with glass panels, two double glazed side panels, central heating radiator, door leading to en-suite shower room.

En-suite shower room

Under floor heating, vertical central heating towel rail, complementary tiling to walls, vanity style wash hand basin with mixer tap, corner shower cubicle with shower over.

Bedroom two

Double glazed bay window to front, central heating radiator.

Bedroom three

Double glazed window to rear, central heating radiator.

Bedroom four

Double glazed window to the rear, central heating radiator, t.v. point.

Family bathroom

Double glazed obscured window to side, pedestal wash hand basin with mixer tap, corner shower cubicle with shower over, low level flush w.c., complementary half height tiling to walls, vertical central heating towel rail.

Rear garden

Slabbed patio area with lawn to rear, log burner, electrics for hot tub, fencing borders, shrubs to surround and rear hedge borders, corner slabbed patio area, gate leading to golf course and backs on to Leasowes Park.

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

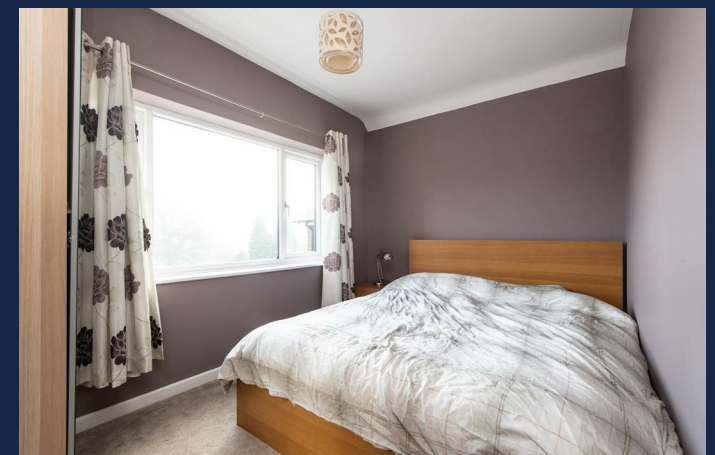
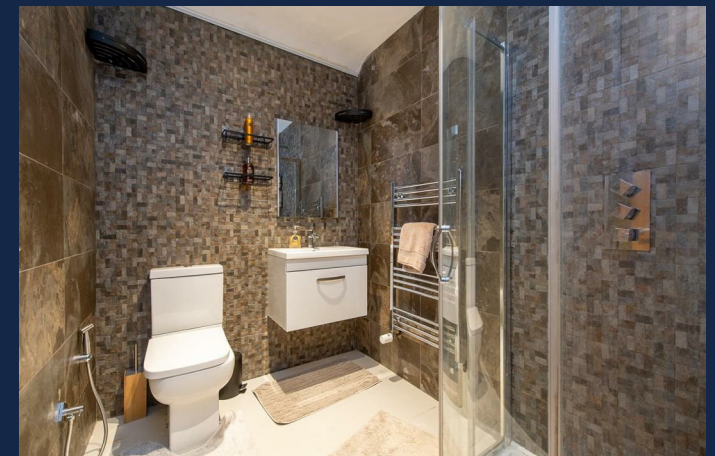
Tax Band is F

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. All prospective purchasers will be required to undergo Anti-Money Laundering (AML) checks in accordance with current legislation. This may involve providing identification and financial information. It is our company policy to do digital enhanced checks through a third party and a fee will be payable for these checks." We will not be able to progress your offer until these checks have been carried out.

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.













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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VIEWINGS: View by appointment only with Grove Properties Group. Opening times:

Monday – Thursday 9.00AM to 5.30PM.

Friday 9.00AM – 5.00PM.

Saturday 9.00AM – 1.00PM.

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