



The Owls

Hayley Green, B63 1EZ

Andrew Grant

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Lutley Lane, Hayley Green, B63 1EZ

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A deceptively spacious barn situated within an idyllic spot, boasting around 0.5 acres of beautiful gardens.

Key features

- Immaculately presented barn
- Idyllic location
- 0.5 acres of landscaped garden
- Avanti kitchen with integrated appliances
- Conservatory
- Study and utility room
- Four double bedrooms
- Two ensembles
- Ample parking
- Double garage
- Small paddock

Freehold / 2,274 sq. ft.





This lovely home offers a wealth of versatile accommodation, including a spacious reception hallway, a living room, an Avanti kitchen, a formal dining room, a conservatory, a study, two double bedrooms, a shower room, and a utility room on the ground floor.

Upstairs, there are a further two double bedrooms, each with its own ensuite.

Outside, a notable feature of this home is the generously sized 0.5 acres landscaped garden. The property also benefits from ample parking and a double garage.



Entrance

The Owls is approached through a landscaped fore garden, which features a pond, colourful established planting, trees, and foliage. There is a double garage with ample parking in front.

A pathway leads to the front entrance door, opening onto a spacious and airy reception hall. The hall has beams on the ceiling, a split-level staircase rising to the first-floor accommodation, Karndean flooring, three windows, and doors leading to the accommodation.



Living room

The living room boasts several features, including beams on the ceiling and exposed brick walls on either side of the fireplace. The fireplace houses a feature log burner with a terracotta tiled hearth.

There is a window to the front and glass doors which fully open into the conservatory.







Study

Adjacent to the living room is a useful and sizeable study with a Barn window extending into the bathroom framing an idyllic view, perfect for working from home. It overlooks the pond and the fore garden, and a large window floods the area with natural light.



Conservatory

Conveniently located at the rear of the property, the conservatory provides direct access to the rear garden, making it ideal for summer days.

It features laminate flooring, exposed brickwork, a wall-mounted heater, and two doors with windows on either side to the rear.



Dining room

From the conservatory, double doors seamlessly lead to the formal dining room. This room has a vaulted ceiling with beams, laminate flooring, a window to the rear, and additional doors providing access to the rear garden.



Kitchen

The modern Avanti kitchen is accessible from both the dining room and the hallway. The kitchen is fitted with high-gloss cream handleless wall, base, and drawer units incorporating soft-closing. Integrated appliances include a Bosch double oven and warming drawer, an induction hob and extractor, a fridge and freezer, a pull-out larder unit, and a dishwasher.

Additional features include a bin store, feature lighting under the cupboards and kickboards, complementary storage, two obscure-glazed cupboards with shelving, a one-and-a-half bowl sink unit with a drainer, a mixer tap with a hose attachment, and a hot and cold filter tap.

There is also a breakfast bar with a Caesarstone worksurface, a wall-mounted contemporary radiator, tiling to the flooring, feature beams on the ceiling, and a window to the side elevation.

Utility room

Next to the kitchen is a useful utility room with space for domestic appliances, wall, and base units with a worksurface incorporating a sink unit with a mixer tap. The room also has a window and access to the rear garden.



Bedrooms three and four

On the ground floor, there are two double bedrooms, both with windows. One of the bedrooms has a range of built-in furniture, including wardrobes, a dressing unit, cupboards, and drawers. The two rooms are also linked which could provide a teenager with a lounge/games room off the bedroom or downstairs elderly accommodation.

There is a shower room that serves both bedrooms, featuring a matching suite comprising a low-level WC, a pedestal washbasin, and a shower cubicle. The room also has tiling to the splashbacks and Karndean flooring.





First floor

On the first floor, there are two storage cupboards, an obscure-glazed porthole window, beams on the ceiling, and doors leading to two further bedrooms.

Master bedroom

The master bedroom is generously sized with dual aspect windows to the front and rear elevation, flooding the area with light. It also has beams on the ceiling and built-in wardrobes.



This wonderful bedroom includes a contemporary refitted ensuite with a white suite that includes a low-level WC, a bath with a mixer tap and handheld shower attachment, twin washbasins with vanity units beneath and mixer taps.

The ensuite also features partial wall tiling, tiling to the floor, a walk-in shower cubicle, recessed spotlights, a wall-mounted towel radiator, and a feature arched obscure-glazed window to the front elevation.





Bedroom two

Bedroom two also benefits from its own ensuite, which includes a white suite comprising a low-level WC, a pedestal washbasin, and a shower cubicle. There is also a beam on the ceiling, partial wall tiling, and a window.



Garden

A notable feature of The Owls is its generous-sized garden. Surrounding the property to the side and rear is a paved terrace, an ideal space for alfresco dining and entertaining with family and friends.



Beyond the terrace is a generous-sized garden, 0.5 acres, fully enclosed by hedgerow, colourful planting, and foliage. Courtesy lighting is installed, making this an ideal garden for families.

The double garage is generously sized and includes lighting and power, storage in the roof void, and a window and a door to the outside. There is an area at the rear of the garage that houses timber frame sheds and a greenhouse. There is also a chicken run.

To the end of the garden, there is a small paddock.



Services

The property has LPG gas and a borehole system for water. There is a septic tank shared with the neighbouring property. Additionally, this property has solar panels.

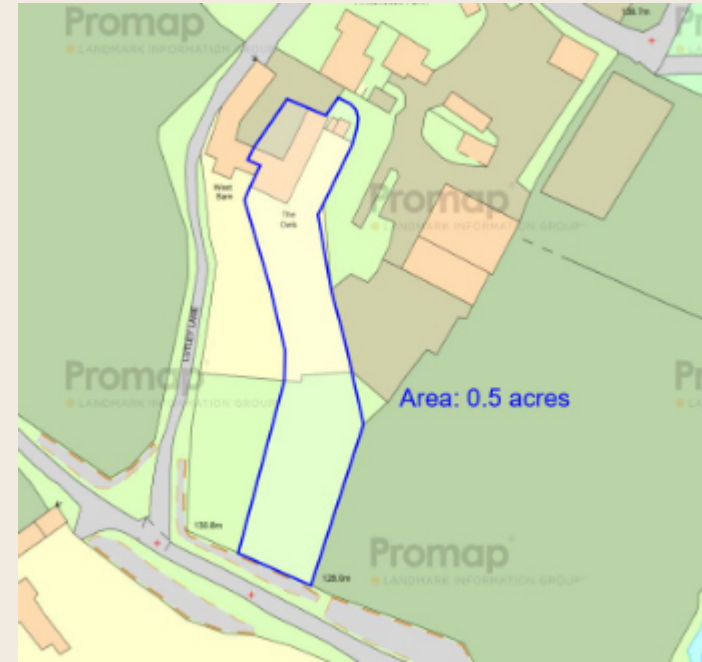
There is a water softener located in the garage with sediment filters, pressure tank and a UV lamp.

Location

The property is situated in the charming suburb of Hayley Green, located close to Hagley Golf Club and the picturesque Clent Hills. It offers a serene countryside setting while maintaining easy access to nearby towns such as Stourbridge and Halesowen, as well as the motorway network.

From the property, it is an easy commute into Birmingham and there is convenient access to Stourbridge and Cradley Heath Stations. Junction 3 of the M5 is just 2 miles away.

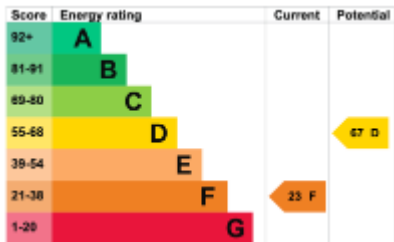
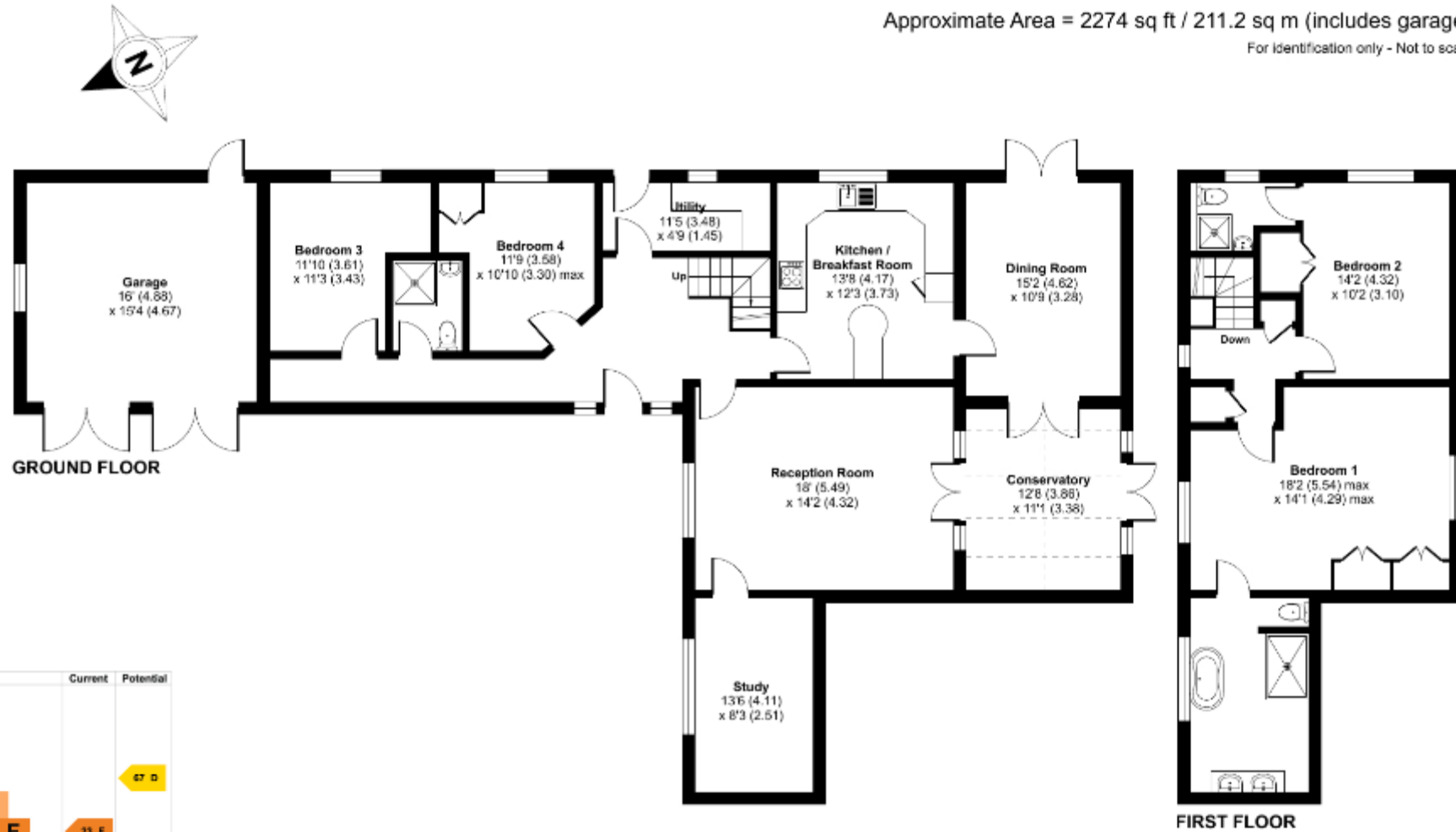
With its peaceful rural surroundings and convenient access to amenities and transport links, this desirable location provides residents with the best of both worlds.



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Approximate Area = 2274 sq ft / 211.2 sq m (includes garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlscheom 2023. Produced for Andrew Grant. REF: 988748



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Andrew Grant

T. 01905 734734

E. hello@andrewgrant.com

andrewgrant.com