

Andrew Grant  
PRESTIGE & COUNTRY



# The Grange

Lutley Lane, Hayley Green, B63 1EZ





# The Grange

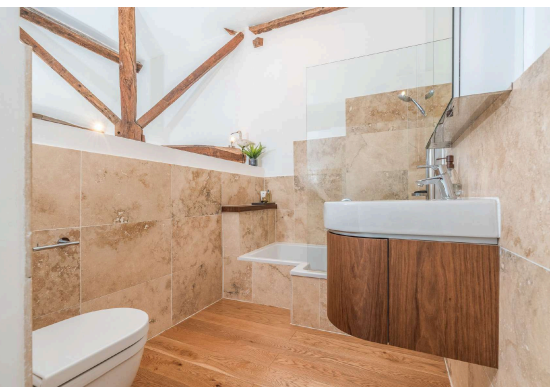
Lutley Lane, Hayley Green, B63 1EZ

4/5 Bedrooms    3 Bathrooms    2/3 Reception Rooms

“A handsome Georgian residence with spectacular countryside views and stylish living space across four superb levels...”

Scott Richardson Brown CEO

- Elegant Grade II listed semi-detached Georgian home offering over 2,400 sq ft of flexible accommodation.
- Stunning open-plan kitchen and dining area with French doors to the garden.
- Luxurious principal suite with dressing area, en suite and countryside outlook.
- Two stylish mezzanine levels, ideal for hobbies, storage or additional sleeping space, with ample room for additional beds.
- Private, landscaped garden with patio and panoramic views.
- Secure gated driveway and private double garage with power, forming part of a garage block shared with a neighbouring property.
- Quiet setting in sought-after Hayley Green, close to excellent schools and transport links.



2474 sq ft (229.8 sq m)





## The approach

The Grange sits beyond a low sandstone wall and a timber gate, with a gravel pathway leading to the traditional entrance. An established hedge line, woven fencing and mature planting offer character and seclusion. The red brick façade is framed by climbing wisteria and a useful and highly accessible rear entrance leads directly into the kitchen via a convenient walled and block-paved courtyard, which includes a log store, coal bunker and a gate into the rear main garden.











## The kitchen/breakfast room

The kitchen is a wonderfully sociable and light-filled space, thoughtfully designed around family life and entertaining. Fitted with bespoke cabinetry and quartz worktops, the layout includes a central island with seating, ideal for casual dining, alongside high-quality integrated appliances. These include a gas hob, dishwasher, two steam ovens, microwave oven, built-in coffee grinder and maker and space for a plumbed American-style fridge freezer. Porcelain tiled flooring adds durability and elegance.







French doors open onto a gravelled patio and lawned garden, perfect for al fresco meals, while a large window ensures the space remains naturally bright throughout the day. A coal-fired AGA sits within a spacious inglenook, creating a striking focal point and a warm, inviting atmosphere. The inglenook also accommodates a cosy seating area, ideal for reading or morning coffee and provides access to a walk-in larder. At one end, built-in storage and open shelving form a useful pantry area. A door leads back into the main hallway, with another providing access to the cloakroom.









## The reception/snug/dining room

Positioned at the front of the house, this formal reception room features a traditional fireplace with log burner and two hardwood double glazed casement windows overlooking the garden. Roman blinds are fitted to the windows and the room is finished with solid oak flooring. Alcove cabinetry and the warm tones of the timber floor enhance the period charm, while generous proportions make it an ideal space for both relaxing and hosting.











## The study and utility room

Positioned on the lower ground floor, the study offers a quiet and practical workspace. Natural light enters through a hardwood double glazed unit mounted within the original stone casement and an external door opens via brick steps to the side garden, ideal for quiet breaks or a private entry point. Internal access is gained from a staircase leading down from the hallway.





Fitted cabinetry provides excellent storage and a feature wine rack built into the exposed brick wall adds both charm and functionality. Adjacent sits the utility room, fitted with a run of base and wall units, timber worktops and a ceramic sink. There is plumbing and space for a washing machine and tumble dryer, along with open shelving and a second fridge, making it a well-equipped and highly functional support space.







## The hallway

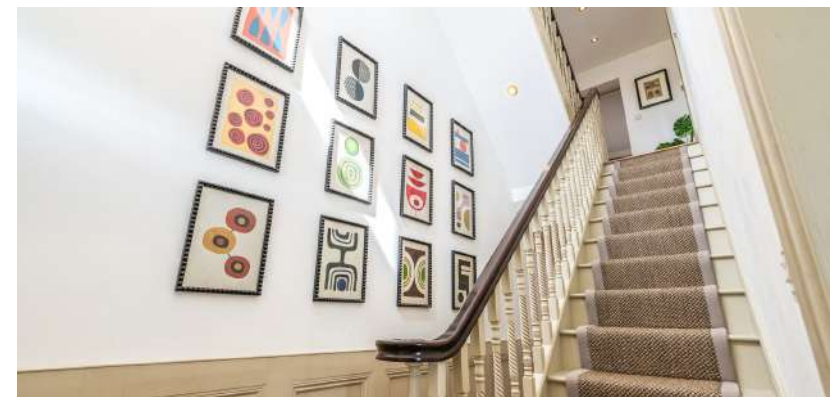
The entrance hall sets the tone for this elegant home, with a central staircase rising through the heart of the house. A statement modern chandelier complements the space, casting light over the characterful mix of period and contemporary features. A door opens directly into the reception room, while a rear hall leads to the kitchen and cloakroom. Beneath the stairs, steps descend to the lower ground floor, giving access to the utility and study.







Solid oak flooring adds warmth and continuity, while traditional joinery nods to the property's Georgian heritage. The hall also includes doors to the downstairs WC, basement stairs and a useful storage cupboard, ideal for coats, shoes or household appliances, offering practicality without compromising the elegant flow of the space.







## The primary bedroom

Located on the second floor at the front of the house, the primary bedroom is a generously proportioned double with dual-aspect hardwood double glazed casement windows overlooking the gardens and beyond. The vaulted ceiling with exposed beams adds volume and architectural charm, while built-in sliding wardrobes provide generous storage and include rear access to a substantial under-ensuite storage area. The room is softly carpeted, with steps leading to the elegant en suite.







## The primary en suite

The en suite to the primary bedroom presents a refined finish, with all fittings of high quality. Neutral travertine-style wall tiles frame a contemporary bathtub, which is partially sunken into the solid oak floor and fitted with a shower over. A wall-hung vanity unit with a wide basin and mirrored cabinet above complements the exposed beams overhead. A low-profile WC completes the layout, while a chrome towel rail/radiator connected to the main central heating system provides additional comfort.







## The second bedroom suite

Positioned on the first floor, the second bedroom suite is a spacious and bright area with large hardwood double glazed casement windows. Its location next to the family room provides scope for use as an occasional guest suite or private retreat. The room is finished in a calm neutral palette with natural timber accents and features complementary and stylish panelling applied to the dividing wall between the bedroom and striking open en suite.







The en suite has been designed as a feature in its own right, with a boutique hotel feel and a walk-around layout allowing 360-degree access around the slate-effect tiled walk-in shower enclosure. High-quality fittings include a floating basin unit, concealed cistern WC and a large rainfall shower. Complementary solid oak flooring adds character, while a chrome towel rail/radiator connected to the main central heating system ensures comfort. A discreet door leads to a service area housing the Worcester Bosch central heating boiler and pressurised hot water tank. This is a suite that balances thoughtful design with practical detailing.







## The third bedroom

This charming double room sits at the top of the house, located at the rear of the property, with a large hardwood double glazed casement window. Exposed timbers add warmth and texture, while the proportions allow for freestanding furniture. Built-in storage is conveniently located under the stairs, which lead directly to the first mezzanine level, giving the room a quirky and flexible layout. Whether used as a guest bedroom, child's room or creative nook, this space offers excellent versatility.







## The first mezzanine

Accessed from the third bedroom, this mezzanine level is currently arranged to accommodate a double bed, offering excellent flexibility for a variety of uses. Whether used as an additional sleeping area, reading nook or creative space, it enhances the room's versatility. A timber staircase links the two levels, and a low balustrade provides a visual connection to the bedroom below.





## The fourth bedroom

Another well-sized bedroom on the second floor, benefiting from a bright aspect and views across the surrounding countryside. A hardwood double glazed casement window brings in ample natural light, complementing the room's characterful charm. This bedroom also includes access to a second mezzanine level via a set of steps, leading to a unique additional area offering great flexibility.







## The second mezzanine

Tucked above the fourth bedroom, this cosy mezzanine offers a peaceful retreat with a touch of character. A sloped ceiling with exposed timber and soft lighting creates a warm, intimate setting, ideal for quiet reading or reflective moments. Its compact footprint makes it perfectly suited to a number of other uses including snug, hobby/reading space, storage, playroom, imaginative hideaway or even an additional sleeping area, with space to accommodate a bed if desired.





## The family room/fifth bedroom

Currently arranged as an elegant family room, this substantial space could easily serve as an additional bedroom if desired. Dual-aspect hardwood double glazed casement windows frame countryside views. The flooring features a stylish design, combining a high-quality inlaid carpet bordered by solid oak flooring. A feature fireplace houses a log-effect ethanol gel fire, adding warmth to the space. This room also benefits from an impressive level of integrated technology, including a hardwired home cinema setup with a ceiling-mounted projector and built-in surround sound speakers, this space offers exceptional flexibility and a refined finish.





## The bathroom

This well-appointed family bathroom features a panelled bath with shower over, a wall-mounted basin and a concealed cistern WC. Neutral wall tiling is complemented by a decorative border, while the floor is finished with slate-effect tiling for a polished look. A vaulted ceiling enhances the sense of space and includes a conservation-style skylight window that brings in natural light. A mirrored cabinet provides practical storage and a chrome towel radiator connected to the central heating system adds comfort. A ceiling hatch gives access to a useful overhead storage area.





## The garden

The generous rear garden is a standout feature, offering open views of the countryside and a tranquil sense of space. A smart gravelled terrace with seating areas and practical kitchen garden sits just outside the house, ideal for outdoor dining and entertaining. Beyond this, a beautifully maintained lawn stretches the full length of the plot, enclosed by mature hedging for privacy.







A charming timber pergola with log burner and children's play area sits neatly to one side, while a timber outbuilding houses a versatile workshop, perfect for hobbies or storage and large enough to be used for additional vehicle garaging, it benefits from electrical power and lighting. With so much space to enjoy, this garden caters effortlessly to families, gardeners and those who simply enjoy relaxing outdoors.









## The driveway and garage

Timber double gates open to a gravelled drive with ample space for multiple vehicles. Discreetly located to the side of the property, the drive ensures easy access to the garage and workshop while preserving the attractive front approach. The brick-built double garage forms part of a detached garage block shared with a neighbouring property and is equipped with power, lighting and an electric up-and-over door. Adjacent to the garage are two additional allocated parking spaces. An EV charging point is installed, and an additional garden shed and log store complete the outbuildings.









## Location

The Grange is located in a sought-after residential enclave on the edge of Halesowen. This peaceful and private position offers a rare balance of rural outlook and convenient connectivity, with picturesque countryside views that stretch across to Clent Hills and beyond.

The property is ideally situated for access to a range of amenities. The nearby town of Halesowen offers supermarkets, cafés, schools and leisure facilities, while Hagley, just a short drive away, provides additional shops and a railway station with direct services to Birmingham and Worcester. The area is also well served by local primary and secondary schools, including those rated 'Outstanding' by Ofsted, and lies within easy reach of independent options in Edgbaston, Stourbridge and Oldswinford.

Commuters will appreciate the easy access to the M5 and M42 motorways, with Birmingham city centre less than 30 minutes by car. The property is well placed for rail travel, with further nearby stations at Stourbridge, Blakedown and Lye, all offering links into Birmingham and beyond. Kidderminster is just 15 minutes away by car, offering a wider selection of services and rail connections. For those seeking green space and outdoor pursuits, the Clent Hills, Lickey Hills and National Trust estates such as Hanbury Hall are all within easy reach.

## Services

The property benefits from mains electricity and water, with drainage via a septic tank and recently newly installed soak-away system with pump. Heating is supplied by a below-ground liquid propane gas tank, serving a central heating boiler and pressurised hot water tank, covered by extensive warranties. Additional features include hardwood double glazing, internal insulation to all external walls, soundproofing to the adjoining party wall, and fire doors to most internal doorways.

## Council Tax

The Council Tax for this property is Band G





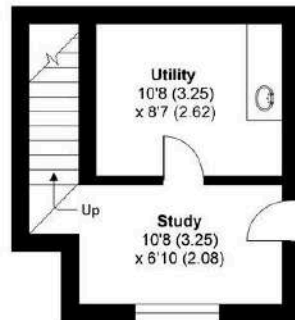
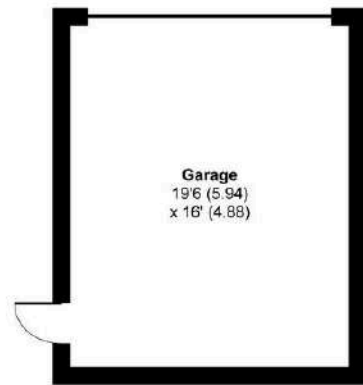
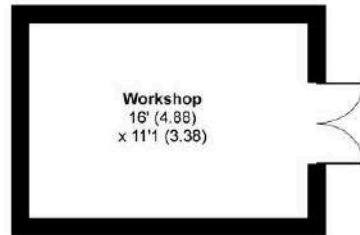
# The Grange , Lutley Lane, Hayley Green, Halesowen, B63

Approximate Area = 2474 sq ft / 229.8 sq m (excludes garage)

Outbuilding = 179 sq ft / 16.6 sq m

Total = 2653 sq ft / 246.4 sq m

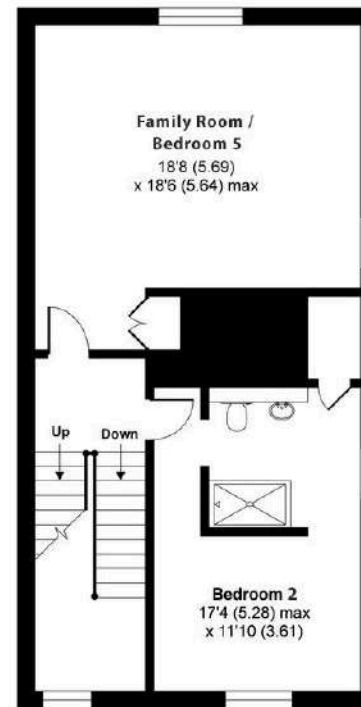
For identification only - Not to scale



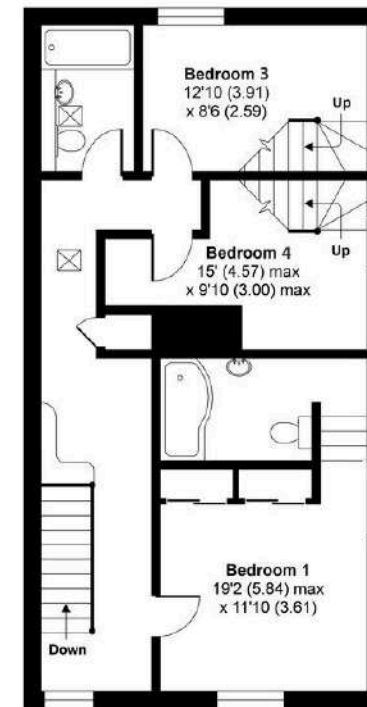
LOWER GROUND FLOOR



GROUND FLOOR

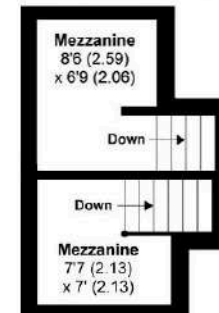


FIRST FLOOR



SECOND FLOOR

MEZZANINE LEVEL 1



MEZZANINE LEVEL 2



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n'cheom 2021. Produced for Andrew Grant. REF: 700868



**DISCLAIMER:** These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentation or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreage, estimated square footage, planning/building regulations' status or the availability/operation of services and/or appliances. Therefore prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase. We commonly receive referral fees from specialist service partners – an outline of these can be found here: <https://cutt.ly/referrals> and are reviewed annually in line with our financial year to identify any changes in average fee received.



