

# Grove.

FIND YOUR HOME



Lawnside Long Lane  
Halesowen,  
West Midlands  
B62 9DL

Offers Over £475,000



We are delighted to offer for sale this stunning four bed detached family home, that has been modernised throughout by the current owners. 'Lawnside' benefits from impressive features throughout, being in close proximity to an abundance of local shops and amenities, great transport links, and close to good local schools.

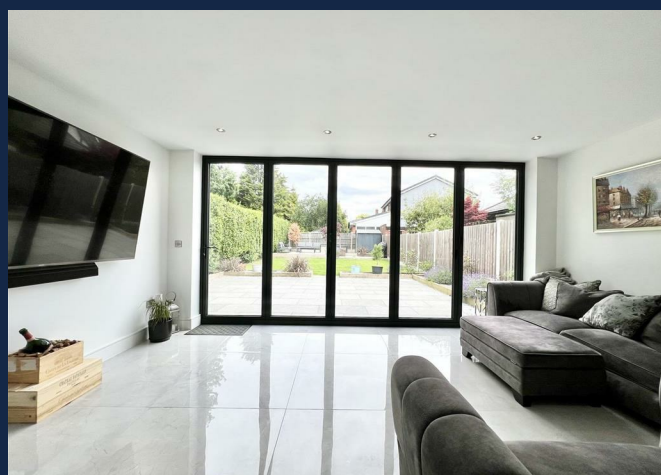
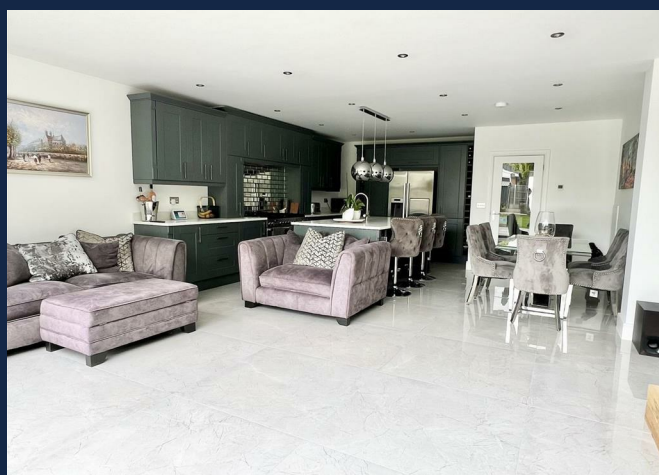
the layout in brief comprises entrance porch, an extended hallway which opens through to utility area and provides internal access into the garage, front reception room with feature bay window, ground floor w.c., office with bi-folding doors out to rear and the stunning and spacious breakfast kitchen/ diner with lounge area that opens through large bi-folding doors out to the rear garden. Heading upstairs is a pleasant landing, a master bedroom with en-suite shower room, three further good sized bedrooms and the immaculate house bathroom benefitting from separate bath and shower.

Externally the property offers ample off road parking over the gravelled driveway. The rear of the property has a landscaped low maintenance garden with paved seating area near to property, a lawned area with additional decked seating area and space for a shed. AF 31/3/25 V3 EPC=C













#### Approach

Via gravelled driveway with block paved edging, block paved steps leading to front door with frosted glass to either side.

#### Entrance porch

Ceiling spotlight, step into the entrance hallway

#### Hallway

Ceiling light point, wood effect laminate flooring, central heating radiator, internal door to garage, stairs to first floor accommodation, under stairs storage cupboard, access to ground floor w.c., open plan to utility/laundry area.

#### Utility laundry area 9'2" x 59'1" (2.8 x 18)

Wall mounted extractor, ceiling spotlights, wall and base units, quartz work top with splash panel, stainless steel sink, space for washer dryer, ample storage, wood effect laminate flooring, vertical central heating radiator.

#### Ground floor w.c.

Ceiling spotlights, extractor, tiled wall, wash hand basin with cabinet beneath, central heating towel radiator, tiled flooring.

#### Front reception room 11'10" x 11'6" min 12'10" max into bay (3.6 x 3.5 min 3.9 max into bay)

Double glazed bay window, central heating radiator, ceiling light point, wood flooring.





















#### Office 6'11" x 10'2" (2.1 x 3.1)

Ceiling spotlights, double glazed bifold doors to rear garden, central heating radiator, wood effect laminate flooring.

#### Breakfast kitchen diner seating area 18'1" x 26'7" (5.5 x 8.1)

Ceiling spotlights, centre island with breakfast bar area with seating and hung lights above, Wrens design kitchen, quartz work surfaces, space for Range Master, tiled splashback, two wine racks, boiling water tap and recess sink in centre island and incinerator, built in dishwasher, wine cooler, space for American style fridge freezer, tiled flooring with under floor heating. Open plan leading to seating area, ceiling spotlights, double glazed bifolding doors to rear of property leading directly out on to the rear garden.

#### Garage 6'11" x 15'9" (2.1 x 4.8)

Lighting, up and over electric door, door to hallway.

#### Split landing

Ceiling light point, loft access hatch and leads off in two directions due to the extension.

#### Bedroom one 11'10" x 13'9" min (3.6 x 4.2 min)

Double glazed bay window to front, central heating radiator, ceiling light point, wall of storage, wood flooring, access to en-suite.

#### En-suite

Double glazed window to front, ceiling spotlights, extractor, double shower cubicle with shelf, quartz work top, wash hand basin, with storage below, half tiled walls, tiled floor, electric heating towel radiator, low level w.c.

#### Bedroom two 10'10" x 10'2" (3.3 x 3.1)

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

#### Bedroom three 6'11" x 14'9" min 16'5" max (2.1 x 4.5 min 5.0 max)

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

#### Bedroom four 6'11" x 12'2" min 13'5" max (2.1 x 3.7 min 4.1 max)

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











#### House bathroom

Double glazed obscured window to rear, ceiling spotlights, wall mounted extractor, double shower cubicle with monsoon shower over, tiled shower cubicle, low level w.c., free standing bath with shower attachment, central heating towel radiator, tiled flooring.

#### Rear garden

Paved seating area, sleeper raised flower beds to surround, lawn area to rear of garden with a further slabbed seating area and decked area ideal for shed.

#### 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 D

#### 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, Grove Properties Group 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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