

Grove.

FIND YOUR HOME



5 Hodgetts Drive
Halesowen,
West Midlands
B63 1ET

Offers Over £650,000



A superbly appointed and beautifully presented modern style executive detached family home being situated in this popular location within easy access to motorway network, amenities and Clent Hills. In a cul de sac position and having driveway, double garage, entrance porch, reception hall, guest w.c., office room, good sized lounge, fantastic conservatory, wonderful refitted kitchen/diner, utility room, first floor gallery landing, master bedroom one with en-suite shower room and dressing room, three further bedrooms one having an en-suite shower room and attractive family bathroom, delightful rear gardens with well established borders. The property also benefits from gas central heating and double glazing. Viewing is absolutely essential to fully appreciate this most impressive family home. AF 18/9/24 V1 EPC=C







Approach

Via block paved driveway, fore garden with plant beds, access to double garage, step to composite front door with glazed insert.

Entrance hall

Coving to ceiling, dado rail, central heating radiator with decorative cover, stairs rising to first floor, door to under stairs store cupboard, downstairs w.c., lounge, office and kitchen.

Office 9'2" x 6'7" (2.8 x 2.0)

Double glazed window to side, central heating radiator with decorative cover, coving to ceiling.

Downstairs w.c. 6'7" x 2'11" (2.0 x 0.9)

Double glazed obscured window to side, central heating radiator, low level flush w.c., pedestal wash hand basin, splashbacks.

Breakfast kitchen 20'8" max 10'2" min x 14'9" max 11'2" min (6.3 max 3.1 min x 4.5 max 3.4 min)

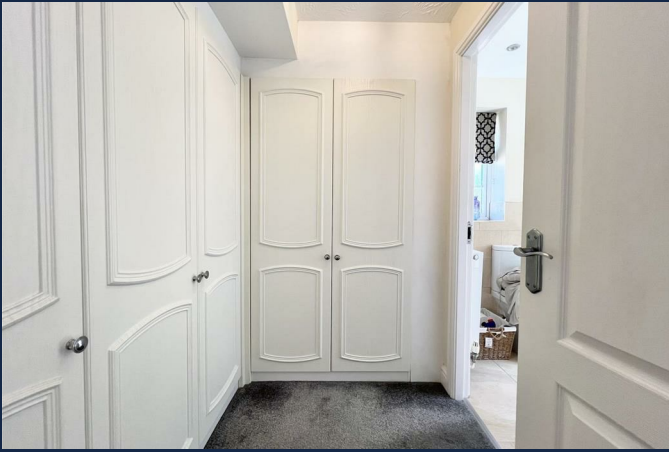
Spotlights to ceiling, dual aspect double glazed window to front and side, central heating radiator, range of matching wall and base units, complementary square top surfaces, stainless steel sink with drainer, mixer tap, six ring gas hob, Smeg oven, Luxair extractor fan above, integrated fridge freezer, dishwasher, double glazed sliding door to conservatory, door to utility.











Conservatory 19'0" x 10'10" (5.8 x 3.3)
Double glazed windows to surrounds, double glazed French doors to rear, central heating radiator, double glazed sliding door to lounge, complementary wooden flooring.

Utility 5'11" x 5'3" (1.8 x 1.6)
Tiled floor, range of glossy wall and base units, complementary roll top surfaces, stainless steel sink, drainer and mixer tap, plumbing for washing machine, space for fridge freezer, tiled splashbacks.

Lounge 23'4" max into bay 21'4" min x 11'2" max 10'6" min (7.1 max into bay 6.5 min x 3.4 max 3.2 min)
Double glazed bay window to front, two central heating radiators, coving to ceiling, t.v. point, double glazed sliding door to conservatory, feature log burner, tiled hearth and wooden beam set.

First floor landing
Double glazed window to front, central heating radiator, coving to ceiling, access to loft.

Bedroom one 17'1" max 9'2" min x 16'1" max 9'2" min (5.2 max 2.8 min x 4.9 max 2.8 min)
Two double glazed windows to front, double glazed window to rear, coving to ceiling, two central heating radiators, door to dressing room.

Dressing room 5'7" x 4'3" (1.7 x 1.3)
Heated towel radiator, fitted wardrobes, door to:

En-suite 9'2" x 7'7" (2.8 x 2.3)
Dual aspect double glazed obscured window to front and side, part tiled walls, central heating radiator, low level flush w.c., pedestal wash hand basin, mixer tap, electric light up storage cupboard, walk in shower with drench head over, panelled bath with mixer tap over.

Bedroom two 12'6" x 11'2" (3.8 x 3.4)
Coving to ceiling, double glazed window to rear, central heating radiator, fitted wardrobes, door to:





GROUND FLOOR



1ST FLOOR



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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En-suite 6'3" max 3'7" min x 5'3" max 2'7" min (1.9 max 1.1 min x 1.6 max 0.8 min)
Part tiled walls, pedestal wash hand basin with mixer tap over, low level flush w.c., shower cubicle heated towel rail.

Bedroom three 11'2" x 10'6" (3.4 x 3.2)
Double glazed window to rear, coving to ceiling, central heating radiator.

Bedroom four 11'2" x 10'6" (3.4 x 3.2)
Double glazed window to front, central heating radiator, coving to ceiling, fitted wardrobes.

Bedroom five 6'11" x 7'10" (2.1 x 2.4)
Double glazed window to rear, central heating radiator, coving to ceiling.

Bathroom
Double glazed obscured window to side, central heating radiator, part tiled walls, pedestal wash hand basin with mixer tap over, low level flush w.c., panelled bath with mixer tap and drench shower head over, wood effect flooring.

Garden
Slabbed patio area with block paved borders, fence panel and brick boundaries, lawn area with plant beds, shed to rear, side gate access to front, double doors to conservatory.

Double garage 17'5" x 16'5" (5.3 x 5.0)
Double up and over door, central heating boiler, lighting and electrics.

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 G

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.

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We can also confirm that if we have provided your details to

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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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