

# Grove.

FIND YOUR HOME



53 Cavalier Drive  
Halesowen,  
West Midlands  
B63 4SQ

Offers In The Region Of £575,000

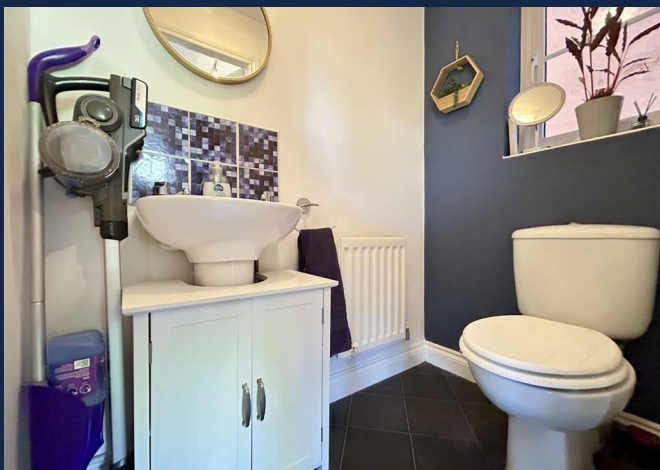


On Cavalier Drive, Halesowen, this detached home offers a perfect blend of comfort and space, ideal for family living. Cavalier Drive is conveniently located, offering easy access to local amenities, schools, and transport links, making it an ideal choice for families and professionals alike. The property is at the end of the cul-de-sac and faces Highfields Park. Offering a three story extension to the side of the property, the property now boasts four reception rooms, including a games room with bi-fold style doors to the lower garden and five bedrooms including two with their own En-suites and CCTV cameras to front, both sides and rear.

The property briefly comprises of a tarmacadam drive to the approach. The entrance porch and hall allow access to the front facing reception room and stairs to the first floor. The diner faces the rear garden and allows access to the extension, kitchen and garden. The kitchen offers a utility and downstairs w.c.. The extension is three story, the reception room can be reached via the dining room in the original house and has a balcony. Upstairs in the extension is the master bedroom with high ceilings, skylight and its very own En-suite. Downstairs in the extension is a family room, currently being used as a games room. On the first floor of the original house, there are four bedrooms, one offering an En-suite and family bathroom. The rear of the property offers a lower and upper garden with patios and astro-turf.

Set in a peaceful area, this home benefits from a lovely garden, providing an outdoor retreat for those sunny days. If you are seeking a spacious and versatile home in a desirable location, this house is certainly worth considering. JH 09/04/2025  
EPC=B







#### Approach

Via tarmacadam driveway leading to front porch, double glazed window to side, double glazed front door with further double glazed obscured door into entrance hall.

#### Entrance hall

Central heating radiator, archway to stairs to first floor accommodation, door to reception room.

#### Reception room 12'5" x 14'5" (3.8 x 4.4)

Double glazed window to front, central heating radiator, coving to ceiling, arch into second reception room/diner.

#### Diner 11'1" x 7'10" (3.4 x 2.4)

Double glazed French doors to rear garden, central heating radiator, decorative ceiling coving, stairs lead to the extension and further door to kitchen.

#### Kitchen 10'9" x 11'1" (3.3 x 3.4)

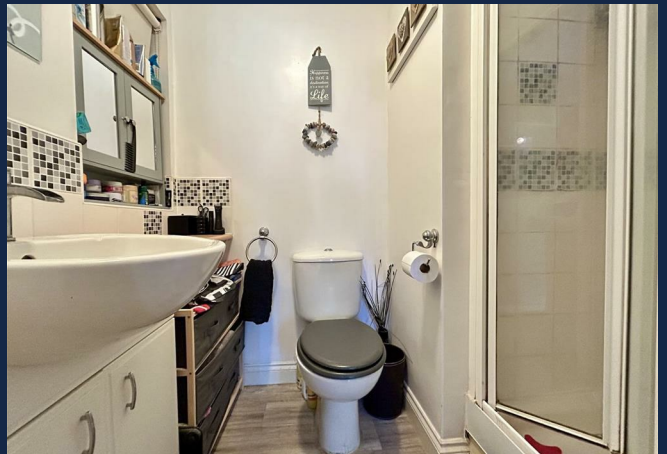
Double glazed window to rear, central heating radiator, matching wall and base units, granite work surface and splashback over, integrated one and a half bowl sink with mixer tap and drainer, integrated oven, induction hob, extractor fan, space for American style fridge freezer, integrated dishwasher and arch leading to utility.

#### Utility 7'6" x 5'2" (2.3 x 1.6)

Double glazed window to side, double glazed door to rear garden, central heating boiler, space for washing machine, tumble dryer and fridge, door into downstairs w.c.











#### Downstairs w.c.

Double glazed obscured window to side, vertical central heating radiator, pedestal wash hand basin, splashbacks to walls.

#### First floor landing

Loft access with ladder, airing cupboard, doors to four bedrooms and family bathroom,

#### Bedroom five 8'10" x 9'10" (2.7 x 3.0)

Double glazed window to front, central heating radiator, fitted wardrobes.

#### Bedroom two 11'9" x 11'9" (3.6 x 3.6)

Double glazed window to rear central heating radiator, door into en-suite.

#### En-suite

Low level flush w.c., wash hand basin with mixer tap, corner shower.

#### Bedroom three 11'5" x 8'10" (3.5 x 2.7)

Double glazed window to front, central heating radiator, fitted wardrobes.

#### Bedroom four 10'5" x 8'6" (3.2 x 2.6)

Double glazed window to rear, central heating radiator, cupboard housing water tank and fitted wardrobes.

#### Extension

#### Reception room 18'4" x 10'2" (5.6 x 3.1)

The stairs lead up to landing which leads into reception room offering double opening doors to balcony with glass railings, double glazed window to the side, central heating radiator, stairs down to the games room and further stairs going up to the bedroom.

#### Games room 10'2" x 18'0" (3.1 x 5.5)

Bifold double glazed doors to rear and side, central heating radiator, under stairs storage.

#### Bedroom 20'11" x 10'2" max 3'11" min (6.4 x 3.1 max 1.2 min)

Double glazed windows to front and side, velux skylight, central heating radiator and door to en-suite.





LOWER GROUND FLOOR  
203 sq.ft. (18.9 sq.m.) approx.



GROUND FLOOR  
874 sq.ft. (80.7 sq.m.) approx.



1ST FLOOR  
834 sq.ft. (76.9 sq.m.) approx.



TOTAL FLOOR AREA: 1913 sq.ft. (177.7 sq.m.) approx.

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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### Bathroom

Double glazed obscured window to front, corner electric shower, low level flush w.c., vanity style wash hand basin with mixer tap and splashback tiling to walls, central heating towel rail.

### En-suite

Double glazed velux skylight, vertical central heating radiator, vanity style low level w.c. and wash hand basin with mixer tap.

### Rear garden

Slabbed patio area with astro turf, decked path down to a further patio area, slabbed steps down to lower tier of the garden which has a slabbed patio area and astro turf, access to games room via bifold doors.

### 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 E

### 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.

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