



Birley Grove, Halesowen, B63 1EP

welcome to

Birley Grove, Halesowen

****LARGE FAMILY HOME****TWO GARAGES****LANDSCAPED REAR GARDEN****LARGE PLOT****POSSIBLE BUILDING POTENTIAL SUBJECT TO PLANNING PERMISSION AND APPROVAL****VIEWINGS ADVISED****





Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Agent Note

This property is council tax band F.

Entrance Porch

Front facing double glazed door and side windows, ceiling spotlights, tiling to floor, step up to front door.

Entrance Hallway

front facing double glazed door and side windows, ceiling light connection, stairs to first floor, storage with light, understairs storage, doors to:-

Downstairs W/C

Side facing double glazed obscure window, ceiling light connection, central heating radiator, tiling to floor and walls, low level flush W/C, pedestal wash hand basin with mixer tap.

Lounge

18' 7" into bay. x 7' 11" (5.66m into bay. x 2.41m)
Front facing double glazed bay window, wall light connection, central heating radiator, feature fireplace with inset electric remote control fire, laminate flooring, double doors to dining room.

Dining Room

15' x 10' 10" (4.57m x 3.30m)
Rear facing double glazed sliding door to garden, central heating radiator, laminate flooring, wall mounted electric fire, double doors to lounge.

Sun Room Area

8' 4" x 5' 6" (2.54m x 1.68m)
Side facing double glazed window and rear facing door to garden, ceiling light connection, tiling to floor.

Kitchen

17' 9" x 9' (5.41m x 2.74m)
Double glazed rear facing window, ceiling spotlights, range of wall and base units with drawers and worktops over, central heating radiator, 4 ring inderset gas hob with Neff electric oven beneath and cooker hood over, ceiling spotlights, integrated

fridge freezer, dish washer, swing storage cupboards, stainless steel sink and drainer unit with mixer tap, cupboard housing Worcester boiler, soft close deep pan drawers, tiling to floor, pelmet lighting and circular boarded lighting, down lighters, island oven, breakfast with granite worktops and storage beneath, opening to sun room area.

Utility Room

8' 1" x 7' 5" (2.46m x 2.26m)
Side facing double glazed window, ceiling spotlights, range of wall and base units and drawers with worktops over, stainless steel sink and drainer with mixer tap, central heating radiator, tiling to floor, door to garage.

Landing

Ceiling light connection, loft access, part boarded with pull down ladder, storage cupboard, doors to:-

Bedroom One

13' 1" to back of wardrobes. x 12' 6" plus recess. (3.99m to back of wardrobes. x 3.81m plus recess.)
Front facing double glazed window, ceiling light connection, central heating radiator, range of fitted wardrobes and drawers, folding doors to en-suite.

En-Suite

Side facing obscure double glazed window, ceiling spotlights, central heating radiator, full height tiling, corner shower with glass sliding doors, low level flush W/C, vanity station and storage with recessed wash hand basin and mixer tap.

Bedroom Two

12' 5" x 11' (3.78m x 3.35m)
Front facing double glazed window, ceiling light connection, central heating radiator, storage cupboard, range of fitted wardrobes, desk area.

Bedroom Three

10' 4" x 9' 3" (3.15m x 2.82m)
Rear facing double glazed window, ceiling light connection, central heating radiator.

Bedroom Four

8' 11" x 8' 6" (2.72m x 2.59m)
Rear facing double glazed window, ceiling light connection, central heating radiator, storage cupboard.

Bathroom

Rear facing double glazed obscure window, ceiling spotlights, vanity station with storage & recessed wash hand basin with mixer tap, low level flush w/c, paneled bath with shower over & glass screen, heated towel rail, full height tiling to walls & floor.

Outside Front

To the front of the property there is a tarmac driveway for ample cars, side gate to garden, lawns surround to extensive plot, access to both garages, mature trees line the borders, outside electrics, double gates to the garden.

Garage 1

19' 8" x 8' 7" (5.99m x 2.62m)
Up and over door, ceiling light connection, door to utility room.

Garage 2

20' 10" x 11' 1" (6.35m x 3.38m)
Electric operated up & over door, rear door & window to garden, ceiling light connection.

Outside Rear

To the rear of the garden there is a generous sized plot with paved patio areas, extensive lawns, mature trees & shrubs, outside lighting, further paved parking area, outside tap & electrics, feature laurel, fir and apple trees.



view this property online shipways.co.uk/Property/HAG105829



welcome to

Birley Grove, Halesowen

- DETACHED FOUR BEDROOM HOME
- LARGE CORNER PLOT
- EASY ACCESS TO HALESOWEN TOWN AND M5
MOTORWAY LINKS

Tenure: Freehold EPC Rating: D
Council Tax Band: F

offers over
£635,000



Please note the marker reflects the
postcode not the actual property

view this property online shipways.co.uk/Property/HAG105829



Property Ref:
HAG105829 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Shipways is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



01562 886633



Hagley@shipways.co.uk



123 Worcester Road, Hagley, HAGLEY, West
Midlands, DY9 0NG



shipways.co.uk