Magi Alexander

200 SPIES LANE

£360,000



"A rare renovation opportunity in this popular area"

Halesowen, West Midlands

A rare opportunity to acquire a traditional three-bedroom semi-detached home occupying a generous corner plot, with excellent potential for renovation and improvement. Offered with no onward chain, the property also boasts an exceptional range of outside facilities, including a large garage with inspection pit, workshops and carport.

- Rare renovation opportunity
- Character features
- Workshop and shed
- Large garage with vehicle inspection pit
- Solar panels and battery owned outright
- Walking distance to amenities

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Set back from Spies Lane behind a mature hedge, the property offers an exciting opportunity for someone looking to take on a renovation project and create a home to their own specification. A pathway leads through the front garden to the entrance porch, opening into a reception hall with stairs rising to the first floor.

The sitting room is positioned at the front of the property and features an attractive bay window, allowing plenty of natural light, together with a characterful fireplace. To the rear, the kitchen provides a good range of fitted cabinets, while the particularly spacious dining room enjoys views over the garden and patio doors opening directly outside. There is considerable scope to reconfigure the ground floor, potentially creating an impressive open-plan kitchen, dining and living space. A useful pantry and a wet room, fitted with a shower, wash hand basin and WC, complete the accommodation.

Upstairs, the landing gives access to three bedrooms and a family bathroom. There is also access to a boarded loft space, featuring a Velux-style roof window and housing the property's solar panel battery.

Outside: the property occupies a generous corner plot, with a lawned front garden screened by a mature hedge. The rear garden is predominantly laid to lawn, with a pathway leading down to a substantial garage, complete with mains electricity and the particularly useful addition of a vehicle inspection pit. Beyond this, a shared driveway provides access to further outbuildings, including workshops, a shed and a covered carport, offering an impressive amount of storage, parking and practical workspace rarely found in such a central location.



The property also benefits from owned solar panels and battery storage.



Area: Conveniently positioned within Halesowen, the property is within walking distance of a selection of local shops and everyday amenities, with a bus stop directly outside providing convenient connections to the town centre. Halesowen offers a wider range of shopping facilities, supermarkets, cafés, restaurants and leisure amenities, including the Cornbow Shopping Centre and Halesowen Leisure Centre. *[cont...]*







Area: *[cont...]* The town is also well placed for access to Birmingham and the wider West Midlands, with the M5 motorway readily accessible. For those who enjoy the outdoors, the historic parkland and nature reserve at The Leasowes provide an attractive setting for walking and recreation.

A property offering enormous scope and versatility, with the added advantage of outstanding outside facilities.

At a glance:

Bedrooms:	3
Tenure:	Freehold
Council Tax Band*:	C
Heating:	Central heating; Gas
Services:	Mains electricity, water, gas and drainage.
Services charges:	Nil
Flood Risk:	Very low risk***
Covenants:	None known
Broadband:	Yes** (Ultrafast available)
Mobile:	Yes, coverage available**

* correct as of instruction date
** Source: Ofcom
*** Gov.uk flood risk checker





EPC and floor plan available on the website.

DISCLAIMER: Neither these particulars, nor oral representations, form any part of any offer or contract and their accuracy cannot be guaranteed. The Agent has not verified the tenure, boundaries, rights of way or structural integrity of the property. Therefore, prospective purchasers should satisfy themselves as to the correctness of details given in these particulars by inspection or otherwise.