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24A Alison Road
Lapal

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24A Alison Road, Lapal, Halesowen, B62 0AT

An amazing detached house with massive accommodation belying its external appearance.

Purpose built by the current owners, this 6 bedroom/potential 7 bedroom family home has accommodation arranged over 3 levels with 4 large en-suites and 2 bathrooms, plus fabulous lower ground floor providing 2 reception rooms together with massive stylish German kitchen and level access to rear garden.

Built in 2011/2012 the high specification was well chosen including ash staircase, Velux roof windows with humidity sensors, wet rooms, ensuites, plant room with comprehensive hot and cold water system, underfloor heating to lower ground level and duplicated appliances to the sleek contemporary kitchen including 2 hobs, 2 ovens, 3 fridge freezers, 2 dishwashers and 2 sinks.

The total floor area is approximately 3079 square feet (286 square metres) including the garage store.

The property is perfect for a large family, multi generational living or the ability to work from home with plenty of opportunity for a sizeable house and home office facilities.



There are vaulted ceilings to the second floor landing and also to the lower ground floor rear reception room. The internal layout lends itself to not only flexibility but adaptation if necessary and in addition there is a short garage/ store.

The layout offers ultimate flexibility and the Vendor may consider making simple alterations to the layout to suit a potential purchaser.

Located within the quality residential commuter area of Lapal, close to open countryside and forming part of Halesowen with Southerly aspect to the rear. Well placed for excellent road links towards the centre of Birmingham and also Junction 3 of the M5 motorway which is in close proximity.

This property really has to be seen to be believed.

Tenure: Freehold

EPC: B

Council tax band: G

Services: all mains services are connected

Broadband and mobile phone: <http://checker.ofcom.org.uk>

Construction: Brick elevations with pitched tiled roofs

The property is offered with no upward chain.

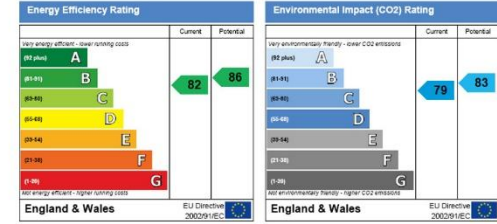
Disclaimer: Virtual staging has been used



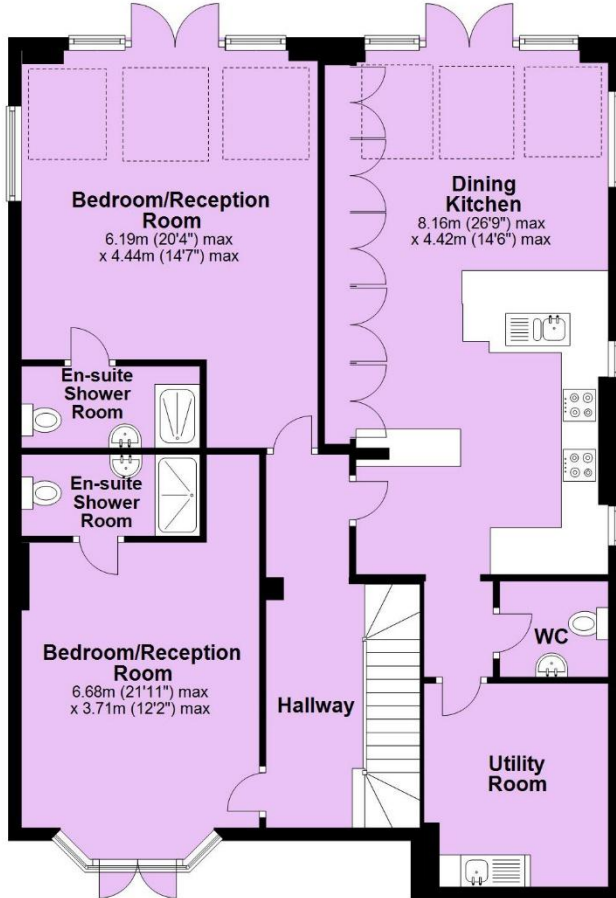
FLOOR PLANS

Approximate Gross Internal Floor Area:
 Lower Ground Floor: 114sq m, 1227sq ft
 Ground Floor (exc. Garage): 77sq m, 829sq ft
 Garage: 10sq m, 108sq ft
 First Floor: 85sq m, 915sq ft

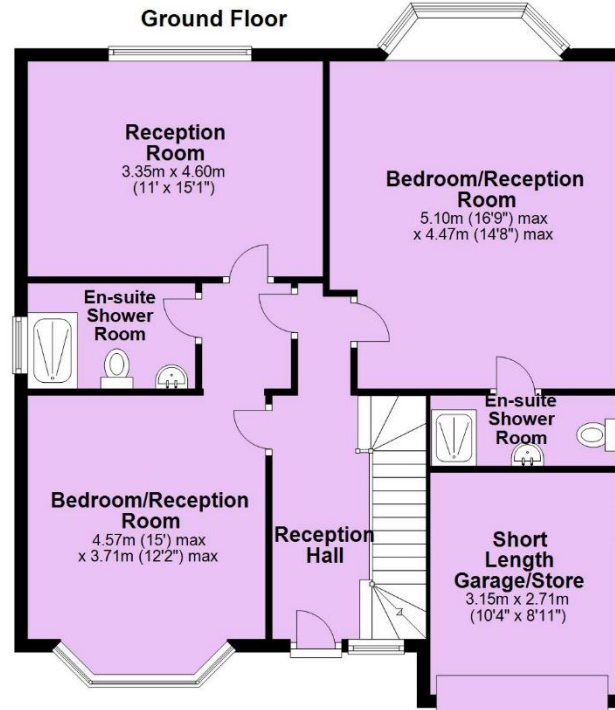
Address: 24a Alison Road, HALESOWEN, West Midlands, B62 0AT
 RRN: 8641-7127-6260-5375-4906



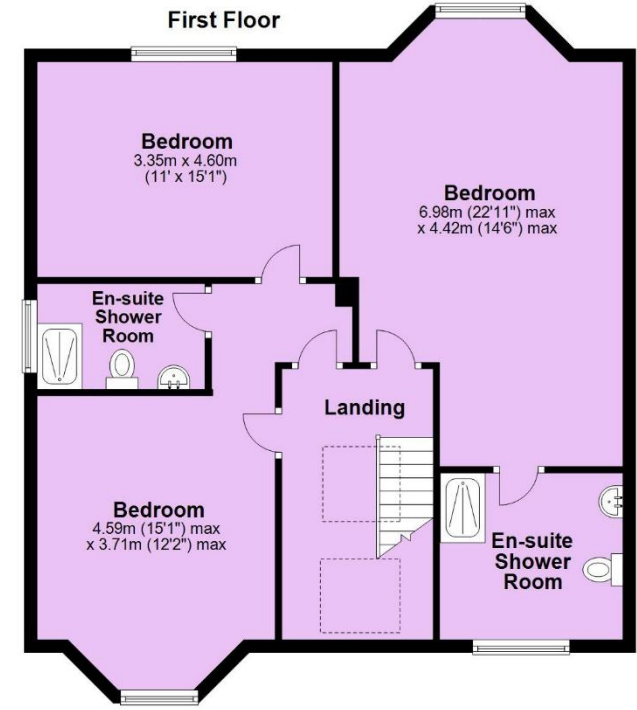
Lower Ground Floor



Ground Floor



First Floor



FLOOR PLANS

The layout offers excellent flexibility, and the vendor may be open to making minor adjustments to better accommodate a prospective purchaser. To illustrate this potential, we have included two additional floorplans demonstrating how small modifications could be made to suit a buyer's needs.

OPTION 1:



Total area: approx. 277.6 sq. metres (2988.3 sq. feet)

Plan produced using PlanUp.

OPTION 2:



Total area: approx. 262.8 sq. metres (2828.8 sq. feet)

Plan produced using PlanUp.

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Important: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property. We commonly receive referral fees from specialist service partners – an outline of these can be found on <https://www.leeshaw.com/downloads/referral-fees.pdf>

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We don't sell houses, we sell **homes.**

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SELLING AGENTS: THE LEE, SHAW PARTNERSHIP

Kempson House, 101 Worcester Road
West Hagley, Worcestershire DY9 0NG

Sales: (01562) 888111

hagley@leeshaw.com www.leeshaw.com

In accordance with The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, we are legally required to carry out anti-money laundering (AML) checks on all individuals purchasing a property. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks to include PEP and Sanctions checks, biometric ID verification and verification of the source of purchase funds, on our behalf. Once an offer is agreed, Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45 plus VAT will be charged (per individually named purchaser, including parties gifting deposits) for each AML check conducted, and Coadjute will handle the payment for this service. These (AML) checks must be completed before the property is marked as subject to contract and prior to issuing the memorandum of sale to the solicitors, to confirm the sale. Please contact the office if you have any questions in relation to this.