



# Spies Lane, Halesowen B62 9SS

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## Property Description

Positioned within the desirable Lapal area, this outstanding five-bedroom detached home has been extensively renovated to a superb standard by the current owners, creating an elegant and versatile family home arranged across three beautifully presented floors with over 2500 square feet of accommodation.

The property is introduced via a striking and welcoming entrance hallway, setting the tone for the quality and finish found throughout. The ground floor offers two separate reception rooms, providing excellent flexibility for both formal entertaining and relaxed family living. To the rear, the stunning open-plan kitchen and dining area forms the true heart of the home, thoughtfully designed with modern family life in mind and offering an abundance of natural light throughout.

A practical WC/utility room further enhances everyday functionality, while an additional office space positioned within the rear extension provides an ideal environment for home working or study.

The first floor hosts four well-proportioned bedrooms, three of which benefit from fitted wardrobes, while one bedroom enjoys its own ensuite shower room. The impressive family bathroom has been beautifully finished and features a large walk-in shower, freestanding bath, double sink unit and low-level WC, creating a luxurious and calming space.

Occupying the top floor, the principal suite provides a private retreat complete with large walk through dressing room, stylish ensuite and Juliette balcony overlooking the rear garden, creating a peaceful setting with elevated views across the greenery beyond. Externally, the landscaped rear garden offers a tranquil outdoor environment ideal for relaxing or entertaining throughout the warmer months. The property further benefits from a driveway and garage, adding practicality to this exceptional family home.

### Area

Spies Lane is situated within the highly regarded Lapal area of Halesowen, enjoying a convenient position close to Halesowen town centre with its excellent range of shopping facilities, independent cafés and popular eateries. The area is particularly well connected, offering straightforward access into Birmingham city centre, excellent public transport links and nearby motorway connections via Junction 3 of the M5.

The location is especially popular with families thanks to the abundance of highly regarded schooling nearby, including the well-respected Lapal Primary School, alongside Manor Way, Our Lady & St Kenelm, Howley Grange and a selection of sought-after secondary schools including The Earls, Windsor and Leasowes.

A strong sense of community is complemented by excellent leisure and recreational facilities, including nearby Halesowen Golf Club, Halesowen Town Football Club and the local leisure centre, while picturesque outdoor spaces such as Leasowes Park, Uffmoor Woods and the Clent Hills provide superb opportunities for countryside walks and family days out.

### Approach

Paved driveway, hedges and brick wall to borders, side gate leading to side of the property, electric roller door to garage and front door leading to:

### Entrance Hall

Tiled flooring, ceiling spot lights, fitted storage and Grille French doors to:

### Hallway

Tiled flooring, ceiling spot lights, stairs to first floor and doors to:

### Sitting Room

Wood engineered flooring, ceiling light point, wood panelling to walls, power points and openings into:

### Living Room

Double glazed window and double glazed bay window to front elevation, wooden engineered flooring, ceiling light point, power points and wooden panelling to walls.

### Kitchen Diner

Breakfast island with integrated wine cooler, wall and base units, 'Rangemaster' oven with five ring gas hob and 'Rangemaster' extractor hood above, double sink with mixer tap and instant hot water tap, integrated 'Bosch' oven, microwave and dishwasher, further space for appliances, double glazed window to side elevation, two double glazed French doors leading into garden, three skylights, ceiling spotlights, three additional light points, door into built in storage which houses 'Ideal' boiler and water tank.

### Utility/WC

Tiled flooring continued from hallway, wall and base units, space and plumbing for appliances, low-level WC, sink with mixer tap, power points, ceiling spot lights and double glazed obscure door to the side of the property.

### Landing

Engineered wooden flooring, ceiling spotlights, power points, radiator, built in storage and doors to:

### Bedroom Two

Laminate flooring, built wardrobes, double glazed window to rear elevation. radiator, three ceiling light points, power points and door to:

### Ensuite

Walk-in shower with waterfall shower head and handheld hose, wash hand basin, low-level WC, tiled flooring, part tiling to walls, double glazed obscure window to rear elevation, ceiling spotlights and tall radiator.

### Bedroom Three

Laminate flooring, built in wardrobes, three double glazed windows to front elevation, radiator, power points and ceiling light point.

### Bedroom Four

Fitted storage, two double glazed windows to front elevation, radiator, laminate flooring, ceiling light point and power points.

### Bedroom Five/Study

Laminate flooring, ceiling light point, power points, radiator and double glazed window to front elevation.

### Second Floor Landing

Double glazed window to rear elevation, wooden engineered flooring, power points, ceiling light point and door to:

### Master Bedroom

Two 'CRB' skylights with blinds, double glazed French doors and Juliet balcony to rear elevation, wooden engineered flooring, two tall radiators, ceiling spotlights, power points, TV point and opening into:

#### **Dressing Room**

Wooded engineered flooring, built-in wardrobes, ceiling spotlights, two 'CRB' skylights with blinds and door to:

#### **Ensuite**

Tiled flooring, part tiling to walls, bath with built-in taps with waterfall shower head above and handheld shower hose, wash hand basin, low-level WC, built-in storage unit, ceiling spotlights and double glazed obscure window to rear elevation.

#### **Garden**

Paved patio area, laid to lawn, shrubbery and fences to borders, access to outdoor office space and side gate leading to the front of the property.

#### **Garage**

Electric roller shutter door, ceiling light point, power points and door to side of property which houses outdoor water tap.

#### **Further Details**

Tenure: Freehold

Council Tax Band: D

EPC: C

Utility supply, rights and restrictions:

Broadband: FTTP

Electricity supply: Mains supply

Sewerage: Mains supply

Water supply: Mains supply

Other information

Construction materials: Brick

Roof material: Tile

#### **Disclaimer**

With approximate measurements these particulars have been prepared in good faith by the selling agent in conjunction with the vendor(s) with the intention of providing a fair and accurate guide to the property.

However, they do not constitute or form part of an offer or contract nor may they be regarded as representations, all interested parties must themselves verify their accuracy. No tests or checks have been carried out in respect of heating, plumbing, electric installations or any type of appliances which may be included.







**GROUND FLOOR**  
1233 sq.ft. (114.6 sq.m.) approx.

**1ST FLOOR**  
712 sq.ft. (66.1 sq.m.) approx.

**2ND FLOOR**  
560 sq.ft. (52.0 sq.m.) approx.

**MCHUGO HOMES**

**TOTAL FLOOR AREA : 2504 sq.ft. (232.7 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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**Key Features:**

- Detached home
- Five bedrooms
- Three-storey living
- Principal suite
- Over 2500 square feet
- Open-plan kitchen
- Two receptions
- Home office
- Landscaped garden
- Driveway and garage

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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