



Campion Grove, Halesowen, B63 1HB



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HUNTERS
EXCLUSIVE

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Summary...

Presenting a unique opportunity to purchase this deceptively spacious and extended five bedroom detached home ideal for large families and multi generational living. Benefitting from a commanding corner plot position with private aspect and conveniently offered with no upward chain; the property briefly comprises of porch and welcoming entrance hall, spacious L-shaped lounge diner and living area perfect for entertaining, bright and airy conservatory, kitchen breakfast room with useful storage cupboard, separate utility, guest cloakroom and integral garage adding an essential sense of practicality. Continuing upstairs leads to five double bedrooms, two en suites and large family bathroom. The rear garden is child friendly and mostly laid to lawn with patio seating, new fences and wide gated side access whilst the front of the property has a block paved driveway. Additional benefits include being located a stones throw from well regarded Lutley Primary, excellent transport links and easy access to Halesowen Town Centre. Viewings are highly recommended to appreciate what this lovely family home has to offer.



Front of The Property

To the front of the property there is a large block paved driveway behind mature shrub screening, gated side access leading to rear garden and double glazed door leading to porch.

Porch

With double glazed doors leading from the front of the property and entrance hall and further double glazed windows to front and side.

Entrance Hall

With a double glazed door leading from porch, stairs to first floor landing, coving and dado rail and two central heating radiators.

Open Plan Living Area

15'5" x 8'6"

With a door leading from entrance hall and arch open to lounge diner, space for seating, coving, double glazed bow window to front and a central heating radiator.

Lounge Diner

25'11" x 9'6"

Open to living area, door to kitchen and double doors leading to conservatory, space for seating and dining, feature fire place, coving, double glazed window to front and two central heating radiators.

Conservatory

11'5" x 9'10"

With double doors leading from lounge diner, space for seating, ceiling light fan and double glazed doors and windows to rear.

Kitchen

15'1" x 10'5"

With doors leading to various rooms, fitted with a range of matching wall and base units, worksurfaces with tiled splashback, one and half sink and drainer, integrated oven, gas hob with extractor over, breakfast bar and space for breakfast table, storage cupboard, double glazed windows to rear and a central heating radiator.

Utility

7'10" x 6'10"

With a door leading from inner hall, matching wall and base units, worksurfaces with tiled splashback, sink and drainer, plumbing for washing machine, space for tumble dryer, double glazed door and window to rear and a central heating radiator.

WC

With a door leading from inner hall, WC, wash hand basin and double glazed window to side.

Landing

With stairs leading from entrance hall, loft access, doors to various rooms, storage cupboard and dado rail.

Master Bedroom

18'0" x 9'6"

With doors leading from landing and en suite, fitted wardrobes and wall units, loft access, double glazed window to front and a central heating radiator.

En Suite

With a door leading from master bedroom, P-shaped bath with electric shower over, WC, wash hand basin, tiled walls, coving, double glazed window to rear and a vertical column central heating towel rail.

Bedroom Two

11'9" x 8'6"

With a door leading from landing and open arch to en suite, fitted wardrobes, coving, double glazed window to front and a central heating radiator.

En Suite

With open arch leading from bedroom, corner electric shower, wash hand basin set into vanity unit, double glazed window to front and a central heating radiator.

Bedroom Three

12'9" x 8'2"

With a door leading from landing, coving, double glazed window to front and two central heating radiators.

Bedroom Four

10'9" x 8'6"

With a door leading from landing, double glazed window to rear and a central heating radiator.

Bedroom Five

11'1" x 7'10"

With a door leading from landing, coving, double glazed window to rear and a central heating radiator.

Bathroom

With a door leading from landing, bath with shower over, WC, wash hand basin, tiled walls, double glazed window to rear and a central heating radiator.

Garage

18'8" x 8'2"

With up and over door leading from the front of the property and further door from inner hall, light, power and wall mounted central heating boiler.

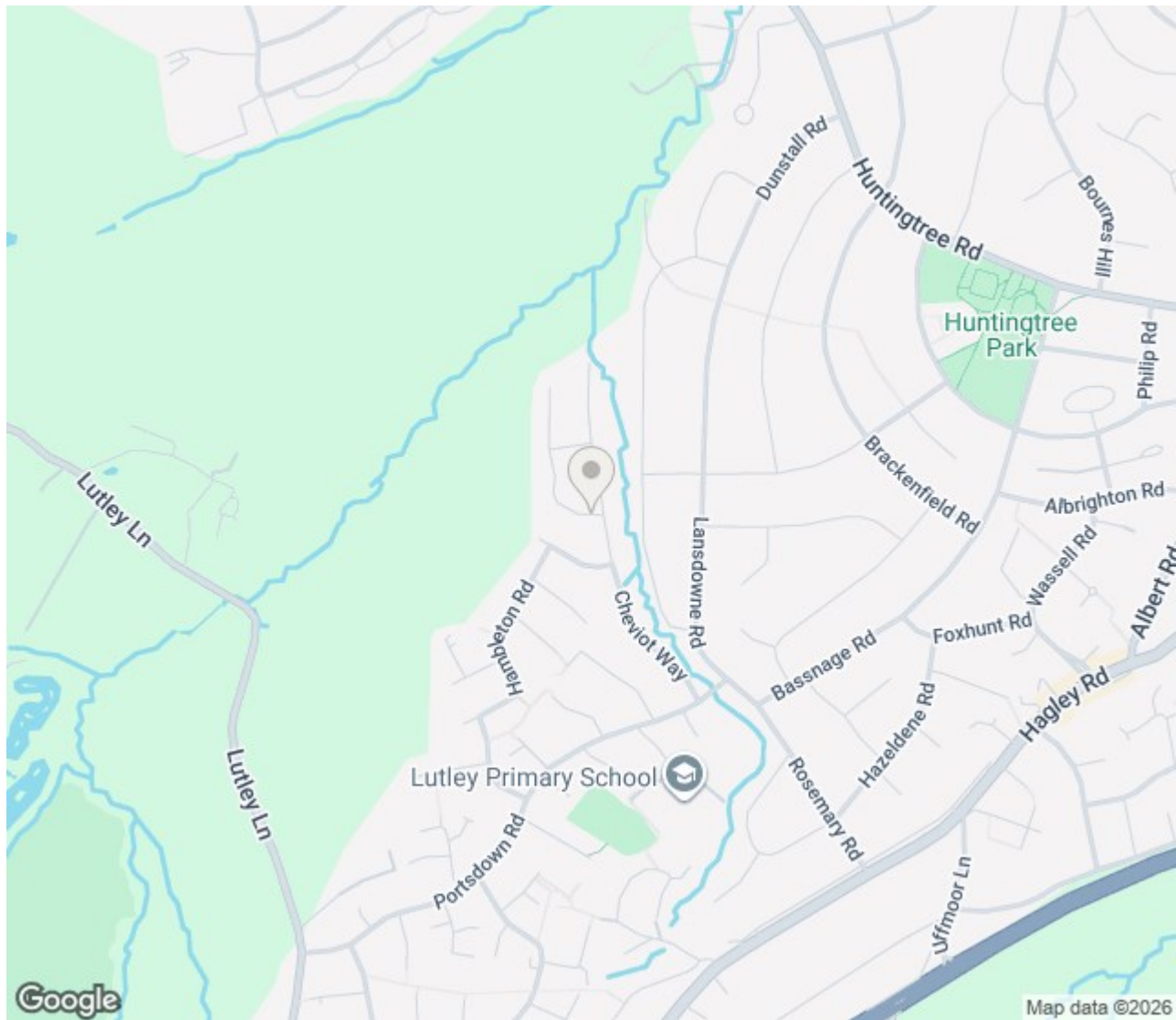
Garden

With double glazed doors leading from conservatory and utility to a block paved seating area, well maintained lawn, chipping stone seating, space for shed, new fencing and wide gated side access leading to the front of the property.









ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Thinking of Selling?

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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