



## Spies Lane

Halesowen, Birmingham, B62 9SS

Offers In The Region Of £750,000



- Stunning Redeveloped and Designed Detached Residence
- Popular Halesowen Location with Excellent School Catchment
- Large Rear Garden with Home Office or Garden Room
- Excellent Access Links to M5 Motorway and Birmingham City Centre
- Five Generously Sized Double Bedrooms including Master Suite Occupying the Top Floor
- Luxurious Open-Plan Living Quarters to the Ground Floor
- Driveway and Integral Garage Including EV Charging Point
- EPC Rating - C

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An immaculate and exceptionally redeveloped detached residence situated in this highly desirable location in Halesowen. This five-bedroom extended family home has been beautifully redesigned and renovated to provide just shy of 2500 square feet of luxurious bespoke internal accommodation, including open-plan living quarters, an integral garage with driveway, and a large well maintained rear garden. Being Sold with No Upward Chain.

The property is double glazed throughout with gas central heating system, set back away from the road via a driveway which leads to the integral garage and steps up to the property entrance.

A composite entrance door leads through to a wonderful grand entrance hallway, with an initial welcome area with fitted storage and tiled flooring throughout. Secondary glazed doors leads into the main hallway with the staircase to the first floor and access to the ground floor accommodation.

Underfloor heating stretches the entirety of the ground floor, with a useful utility room including a ground floor WC and side access, including additional storage, with space and plumbing for washing machine and tumble dryer. The living quarters are superbly designed, offering open-plan living but equally perfectly separated into each part of the home. A front reception room provides a large bay window and ideal for watching TV, with a more sophisticated reading room or study area just off the hallway. At the rear of the ground floor, stretching across the entire width of the property is a fantastic open-plan kitchen dining room complete with three skylights and two aluminum patio doors providing an array of natural light. A dining area provides space for a large table and chairs, with a fully integrated kitchen area comprising an array of wall and base level units with Quartz worktops and a matching island with breakfast bar. There is a freestanding Rangemaster oven with an additional wall mounted oven and grill.

In addition we have an integrated dishwasher with space for American style fridge freezer and wine cooler. To complete the ground floor is a useful storage room, housing the central heating boiler, cylinder tank and under-floor heating system.

Upstairs to the first floor is a spacious landing with fitted storage, providing access into four generously sized bedrooms. Three of the bedrooms to this floor are double rooms, including built-in full height wardrobes, and one of these rooms includes a partly tiled en-suite comprising WC, wall mounted sink unit and walk-in shower with rain-head. The fourth smaller room to the first floor is a good sized single room which can be used as an ideal home office or nursery. Completing the first floor is a luxurious family bathroom suite comprising WC, his and hers vanity sink units, large freestanding roll-top bath and a separate level threshold walk-in shower cubicle with rain-head.

The entirety of the top floor occupies the master bedroom suite, a large double room with a Juliet balcony overlooking the rear gardens, complete with its own separate dressing room and an en-suite shower room comprising WC, vanity sink unit, bath with mixer taps and separate rain-head shower.

The rear garden has a patio area with side gated access that leads to a large lawn area complete with a variety of well manicured plants, bushes and small manageable trees throughout the garden. A small area is used as children's play area and the garden is completed with a fully insulated and double glazed garden room which can be used as an office.

The property is situated in this highly desirable location, providing convenient access and fantastic public transport connections to Halesowen town centre, Birmingham city centre and the national motorway network via junction 3 of the M5. The local area is also renowned for its fantastic school catchment including Lapal and Howley Grange primary schools, plus The Earls, Windsor and

Leasowes Secondary schools, the perfect location for young and growing families. There are an array of local amenities on the island heading towards Manor Lane, including a local pub, micro brewery, and a Co-op supermarket to name but a few on the doorstep of the property, with nearby recreational facilities including Howley Grange Park and the well recognised Leasowes Park which provide wonderful green landscapes within close proximity.

## Floorplan







## Energy Efficiency Graph

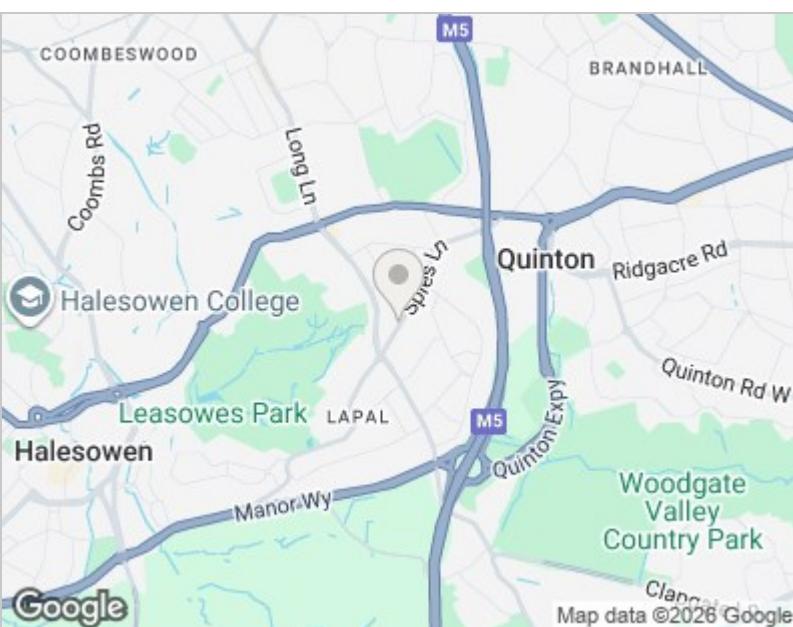
Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp;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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

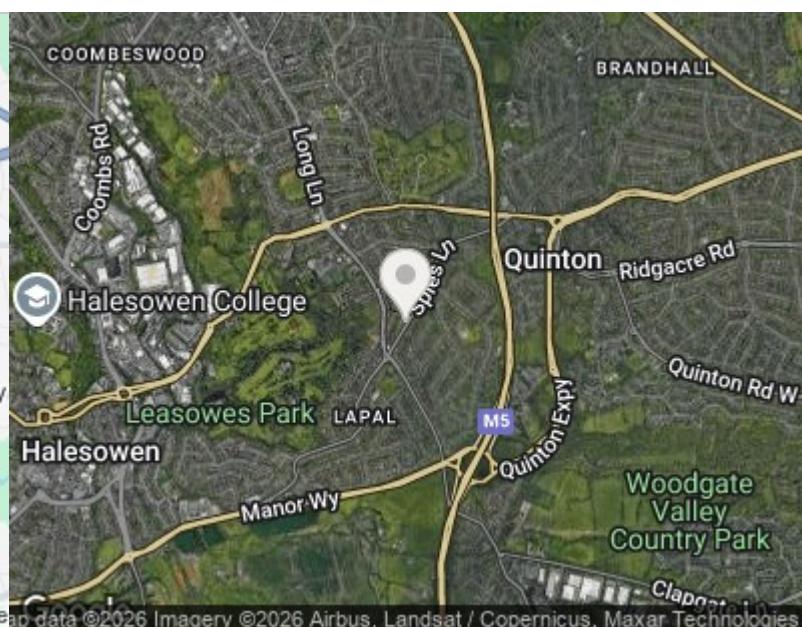
## Viewing

Please contact our Hunters Harborne Office on 0121 647 4233 if you wish to arrange a viewing appointment for this property or require further information.

Road Map



Hybrid Map



Tel: 0121 647 4233



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. 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.

110 Station Road, Harborne, Birmingham, B17 9LS  
Tel: 0121 647 4233 Email: [harborne@hunters.com](mailto:harborne@hunters.com)  
<https://www.hunters.com>

