



55 Goodrest Avenue  
Halesowen,  
West Midlands B62 0HR

*Guide Price £350,000*

*...doing things differently*





Vastly extended family home in an extremely desirable residential location in close proximity to good and outstanding primary and secondary schools amongst a host of other local amenities, excellent public transport links to the city centre and the motorway network. The property has been extended to the rear and also to the side over the garage and benefits from move in ready condition and briefly comprises of welcoming reception hall, separate dining room, through lounge, breakfast kitchen, separate utility area, downstairs shower room and store, five well proportioned bedrooms, contemporary family shower room with further potential to grow into the loft space subject to the usual consents and permissions. The property is double glazed and is gas centrally heated sporting a hive control Worcester Bosch Green Star boiler. This property would make the perfect family home for large and growing families and viewing is highly encouraged and recommended. JC 26/3/19 V2 EPC=D













## Location

Halesowen lies approximately 7 miles from Birmingham City Centre and is just minutes away from junction 3 of the M5 motorway giving access to the greater motorway network all around the West Midlands. The History of Halesowen stems back as far as the Anglo Saxons and it was listed in the Domesday Book as being larger than Birmingham. It forms part of the southern edge of the Black Country and during the industrial revolution it became synonymous with nail and screw making, an industry that still survives to a lesser extent today. Despite its proximity to the Black Country it still retains areas of beauty and Grade I listed Leasowes Park is thought to be one of the first natural landscape gardens in England. In certain areas the town is predominated by a vast array of Victorian houses but further development during the 1960's and 70's saw the building of several large housing estates. It has a number of highly sought after schools foremost of which are the Earls High School and Windsor High School and Sixth Form. Whilst Halesowen no longer has a train station of its own the Worcester to Birmingham line passes along the northern edge of its boundary and the stations of Cradley Heath, Old Hill and Rowley Regis are all within a few miles of the town centre. Halesowen bus station is a busy interchange and regular service runs to Birmingham City Centre.

## Approach

Via block paved driveway with dwarf brick walls encapsulating the boundary, this gains access to the garage door which is allocated as a useful store area and double glazed door gaining access to storm porch.

## Storm porch

With double glazed door and windows to side leading to further feature double glazed door with inset glass stain work leading to entrance hall.

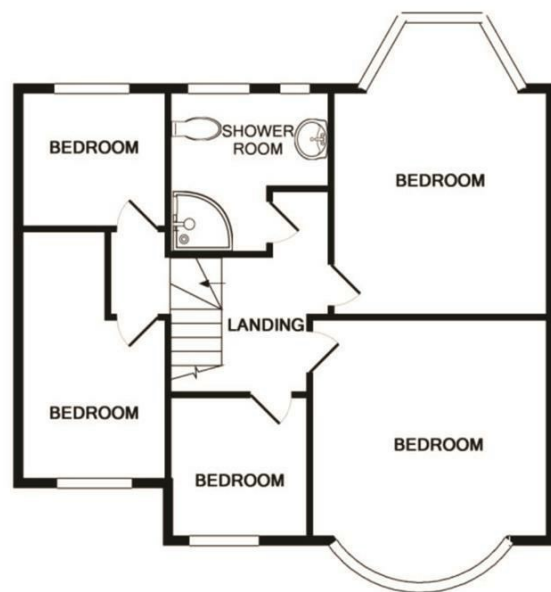
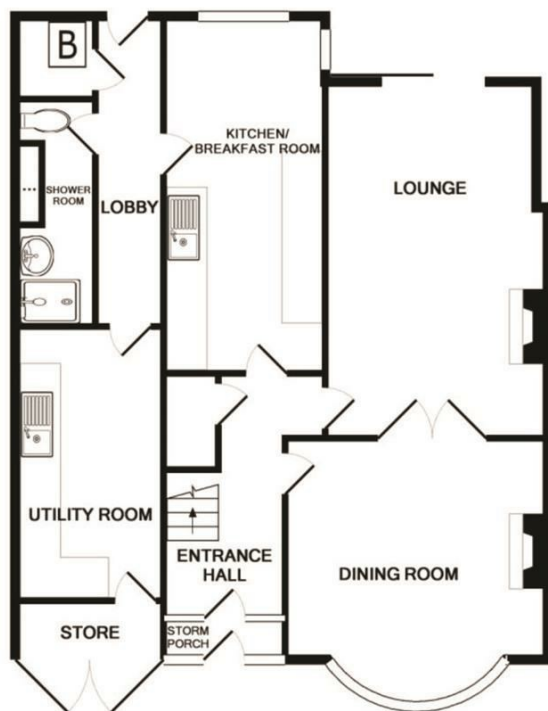
## Entrance hall

Central heating radiator, door to storage cupboard beneath stairs, stairs to first floor accommodation, laminate flooring and further doors radiating to:









Whilst every attempt has been made to ensure the accuracy of the floor plan 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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**Reception room one 11'5" min 12'9" max x 14'1" max into bay (3.5 min 3.9 max x 4.3 max into bay)**

Double glazed bay window to front elevation, feature fireplace, central heating radiator, internal French doors backing onto lounge.

**Lounge 19'0" x 10'9" max 9'6" min (5.8 x 3.3 max 2.9 min)**

Double glazed sliding patio doors to rear garden patio, central heating radiators, feature fireplace with gas fire.

**Extended breakfast kitchen 17'8" x 7'10" (5.4 x 2.4)**

Double glazed window to rear elevation, range of hardwood effect wall and base units with a roll edge marble effect work surface over, stainless steel sink and drainer with feature mixer tap over, space and plumbing for a Range style cooker, integrated dishwasher, fridge and freezer, space by the window ideal for table and chairs seating area, door to rear lobby.

**Rear lobby**

With matching laminate flooring from hallway, useful storage cupboard housing boiler, door to rear patio and garden, further doors radiating to good sized utility area.

**Utility area 13'9" x 7'2" (4.2m x 2.2m)**

Further continuation of matching laminate flooring from hallway, range of match wall and base units as in the kitchen with marble effect work surface over, incorporating sink and drainer with mixer tap, space and plumbing for washing machine and additional white goods, complementary splashback tiling, central heating radiator, door to garage store.

**Garage/store**

Please note this garage has had space removed from it to create the utility area and is not fit for the purpose of parking a car and is used for storage.

**Shower room**

Having floor to ceiling tiling, separate double shower cubicle, pedestal wash hand basin, low level flush w.c. and stainless steel heated towel rail.

**First floor landing**

With doors radiating to:

**Bedroom one 14'9" max x 11'9" (4.5 max x 3.6)**

Double glazed bay window to front elevation, central heating radiator.

**Bedroom two 15'5" max x 10'9" (4.7 max x 3.3)**

Central heating radiator, double glazed window overlooking rear garden.

**Bedroom three 8'2" min 12'5" max x 7'2" max 4'7" min (2.5 min 3.8 max x 2.2 max 1.4 min)**

Double glazed window overlooking front elevation, central heating radiator, t.v. aerial point.

**Bedroom four 7'6" x 6'10" (2.3 x 2.1)**

Central heating radiator, double glazed window overlooking rear garden.

**Bedroom five 7'6" x 6'10" (2.3 x 2.1)**

Double glazed window to front elevation, central heating radiator.

**Family shower room**

Recently refurbished to a high specification and comprises of low level flush w.c., vanity wash hand basin and built in w.c. with useful store cupboard beneath, large corner shower cubicle with power jets, waterfall shower head and mixer shower head, stainless steel heated towel rail, ceramic tiling to walls and floors, obscured double glazed window to rear elevation.

**Rear garden**

Can be accessed via the utility or alternatively by the sliding patio doors on the extended lounge and has an initial decking area perfect for overflowing parties on those beautiful summer days, steps leading down to a further decked patio area with lawn having established borders beyond.

**Tenure**

References to the tenure of a property are based on information supplied by the seller. We are advised that the property is freehold. A buyer is advised to obtain verification from their solicitor.

**Money Laundering Regulations**

In order to comply with Money Laundering Regulations, from June 2017, all prospective purchasers are required to provide the following - 1. Satisfactory photographic identification. 2. Proof of address/residency. 3. Verification of the source of purchase funds. In the absence of being able to provide appropriate physical copies of the above, Lex Allan reserves the right to obtain electronic verification.

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