

.48 Manor Abbey Road, Halesowen, B62 0AH



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Hicks Hadley

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****NO UPWARD CHAIN** **CONVENIENTLY POSITIONED IN THE DESIRABLE LAPAL AREA** **A TRULY IMPRESSIVE FOREVER HOME****

Hicks Hadley are delighted to welcome to the market this exceptionally spacious, beautifully presented three bedroom semi detached property in the most prestigious of locations. This home has so much to offer from the land around the property to the extra details such as under floor heating, an immaculate summer house with heating and electricity. This home really needs to be viewed to appreciate what it offers. The property briefly comprises: A large Entrance Hallway, spacious lounge with bi-folding doors into a great size conservatory, Kitchen Diner, Large utility space. On the first floor sits Three great size bedrooms fitted with be-spoke wardrobes, A great size family bathroom and access to a loft room with skylight style windows and bespoke storage space. To the rear of the property sits a private and perfectly maintained landscaped garden with patio area and a charming summer house with electricity and heating perfect for social occasions or for those that work remotely great office space away from the main residence. The property also benefits from a large driveway with ample parking for multiple cars and space to side of the property with the architectural drawings to potentially extend further subject to planning permission.

Asking Price £469,950 - Freehold

Hicks Hadley



Entrance Hallway 12'2" x 2'8" (3.71m x 0.81m)
Composite front door with glass panel feature, Three Point light fixture to the ceiling, Gas central heating radiator fitted to the side wall, Access to the W.C, Kitchen and double doors into the lounge/diner.

W.C
Two point light fixture to the ceiling, Sink with mixer tap, Toilet with modern style paneling with shelving and storage cupboard.

Lounge/Diner 24'3" x 11'7" (7.39m x 3.53m)
Gas central heating modern style radiator fitted to the front elevation and inside elevation wall, Bay style window to the front elevation, Two X5 Point light fixtures fitted to the ceiling, Gas powered feature fireplace with Oak style surround, Bi-folding Oak style doors into the conservatory.

Conservatory
Double glazing with access to the rear garden, Electric powered fan fitted central, Bi-Folding oak style sliding doors allowing for an open place feel throughout.

Kitchen 15'5" x 9'7" (4.70m x 2.92m)
Tiled flooring with underfloor heating fitted, Tall graphite style gas central heating radiator fitted to the side elevation wall, Patio style doors into the rear garden as well as a double glazed window fitted above the sink to the rear elevation allowing much natural light through, Oak style worktops with a breakfast bar area, Integrated microwave, oven and dishwasher, Fourteen spotlights fitted to the ceiling, Five ring gas hob fitted with a glass splash back above, Modern style extractor fan fitted, High gloss finish unit with ample space, Space for an American style fridge/freezer, One bowl sink with drainer and mixer style tap, Access to a large utility area.

Utility 16'2" x 7'2" (4.93m x 2.18m)
Two double glazed windows fitted to the side elevation, Ample fitted unit space with space for a washing machine and tumble dryer, Combi Worcester boiler wall mounted, One bowl sink with mixer tap fitted, Oak block style worktops, Two three point light fixtures to the ceiling, access door to the front driveway.

Landing 6'6" x 6'1" (1.98m x 1.85m)
Double glazed window fitted to the side elevation, Three point light fixture fitted to the ceiling, Access to bedrooms, stairs to a loft room also family bathroom.

Bedroom One 12'9" x 11'5" (3.89m x 3.48m)
Double glazed window fitted to the rear elevation, Gas central heating radiator fitted to the rear elevation, Five point light fixture fitted to the ceiling, Be-spoke fitted wardrobes with two mirrored doors and dressing table in keeping with the modern oak style interior.

Bedroom Two 11'5"max x 12'9" max (3.48mmax x 3.89m max)
Double glazed bay style window fitted to the front elevation, Pendant style light fixtures, Be spoke fitted wardrobes with ample storage space along with a dressing table style desk with drawers and shelving.

Bedroom Three 9'7"max x 8'5" (2.92mmax x 2.57m)
Double glazed window fitted to the rear elevation, Gas central heating radiator fitted to the rear elevation, Three point light fixture to the ceiling, Bespoke fitted wardrobes with ample storage space along with fitted dressing table/desk.

Family Bathroom 7'5" x 6'6" (2.26m x 1.98m)
Four spot light style lighting fitted to the ceiling, Obscured double glazed windows fitted to the front and side elevation allowing for a light and airy space, Chrome towel rail fitted to the side elevation wall, Thermostatic shower cubicle with over head waterfall style shower head, Partially tiled walls, Sink and toilet fitted with integrated vanity units and drawers with shelving, Electric light up mirror wall mounted.

Loft Room 13'9"max x 11'4"max rhh (4.19mmax x 3.45mmax rhh)
Carpeted stairs and banister fitted, Four point light fixture fitted to the ceiling, Three double glazed velux style skylight windows with panoramic views over the countryside, Custom fitted wardrobe space with ample storage space along with shelving, Gas central heating radiator fitted to the side elevation.

External
To the front of the property hosts a large plot of land with mature, well maintained landscape along with a multiple parking driveway for up to four cars with integrated lighting fitted, The property also has a large side access gate with architectural drawings for a possible extension, subject to planning re-submission. To the rear of the property sits a large patio area and mature landscape and lawn, with two separate decking areas, behind to summerhouse also sits a good size shed, External tap and electric socket fitted.



Summerhouse
This outbuilding is truly impressive with the modern decor, Lighting and electricity throughout, This building could also make for a perfect gym space or for those that work remotely great office space as it is fully insulated and heating.

Agent Notes
All main services are connected . (Gas/ Electric / Water)

Broadband/Mobile coverage- please check on link -//checker.ofcom.org.uk/en-gb/broadband-coverage

Council Tax Band : D

EPC : TBC

Tenure Information : FREEHOLD



Any other Material Facts : Traditional Brick and partially render, tiled roof.

All information has been provided by the vendor, Please confirm all details with a chosen solicitor.

