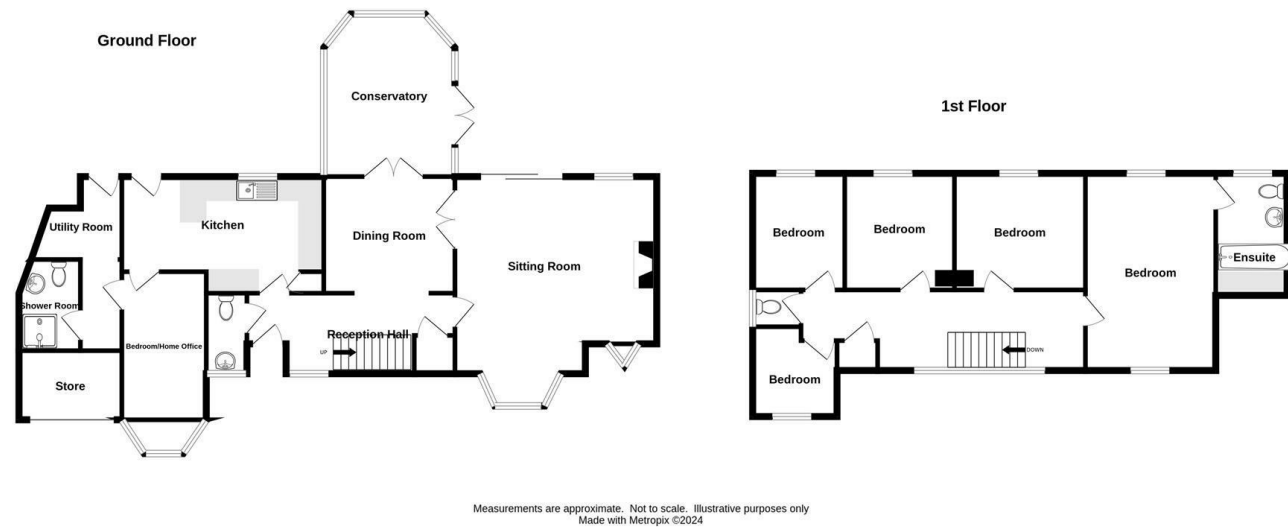


114 Manor Abbey Road, Halesowen, B62 0AA



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Hicks Hadley

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****FANTASTIC FOR UPSIZERS****

A tremendous four/five bedroom detached family home in this most sought after of locations; excellent for schools, motorway access and convenient local amenities. The property briefly comprises: entrance hall, downstairs wc, spacious lounge, dining room, large conservatory, impressive refitted kitchen, versatile sitting room/ bedroom five, side lobby, downstairs shower room, utility, superb landing, four generously sized bedrooms to first floor, master having ensuite and refitted bathroom with separate wc. The property further benefits from: garage fronted store, good sized block paved driveway and private rear garden. VIEWING ESSENTIAL TO APPRECIATE THE SIZE AND QUALITY OF THE ACCOMODATION. EPC: D

Offers In The Region Of £625,000 - Freehold

Hicks Hadley



Entrance Hall
With leaded stained glass front door, central heating radiator, stairs to first floor, under stairs storage cupboard and doors into:

Downstairs WC
With low flush wc, vanity wash hand basin and leaded glazed window to front elevation.

Spacious Lounge 18'9 x 17' (max) (5.72m x 5.18m (max))
Having feature period style fireplace, gas fire, three central heating radiators, leaded glazed window to rear elevation, double glazed bay window to front elevation, 'V' angle feature window to front elevation, double glazed patio door to rear elevation and access into:

Dining Room 10'11 x 9'11 (3.33m x 3.02m)
With central heating radiator and double glazed doors into:

Large Conservatory 13'2 x 10'5 (max) (4.01m x 3.18m (max))
With door into garden.

Refitted Kitchen 17' x 9'11 (max) (5.18m x 3.02m (max))
Having matching wall and base units with worktops over to incorporate one and a half bowl drainer sink unit, five ring electric hob with extractor over, integrated double oven, integrated microwave, plumbing for automatic washing machine, plumbing for dishwasher, serving hatch, splash back tiling, central heating radiator, store, window to rear elevation, door into garden and door into:

Sitting Room/Bedroom Five 12'7 x 7'10 (3.84m x 2.39m)
Having central heating radiator, leaded glazed bow window to front elevation and door into:

Side Lobby
With door into:

Shower Room 7'10 x 5'11 (max) (2.39m x 1.80m (max))
Having walk in shower cubicle, low flush wc, pedestal wash hand basin and spotlights.

Utility 7'9 x 6'9 (max) (2.36m x 2.06m (max))
Having space for fridge/freezer and door into garden.

Landing
With secondary glazed windows to front elevation, loft hatch, spotlights, store, study area and door into:

Master Bedroom 16'9 x 10'11 (max) (5.11m x 3.33m (max))
With two central heating radiators, double glazed windows to front and rear elevation, spotlights and door into:

Ensuite Bathroom 10'2 x 5'11 (max) (3.10m x 1.80m (max))
Having bath with shower over, low flush wc, vanity wash hand basin, heated towel rail, splash back tiling and obscured window to rear elevation.

Bedroom Two 10'11 x 9'11 (max) (3.33m x 3.02m (max))
With central heating radiator and double glazed window to rear elevation.

Bedroom Three 10' x 9' (max) (3.05m x 2.74m (max))
With central heating radiator, spotlights and double glazed window to rear elevation.

Bedroom Four 9' x 7'11 (2.74m x 2.41m)
With central heating radiator, spotlights and double glazed window to rear elevation.

Family Bathroom 7'11 x 6'10 (max) (2.41m x 2.08m (max))
Having bath with shower over, vanity wash hand basin, splash back tiling, central heating radiator and double glazed window to front elevation.



Separate WC
With low flush wc, central heating radiator and window to side elevation.

Garage Fronted Store
Offering useful storage accessible from the front of the property.

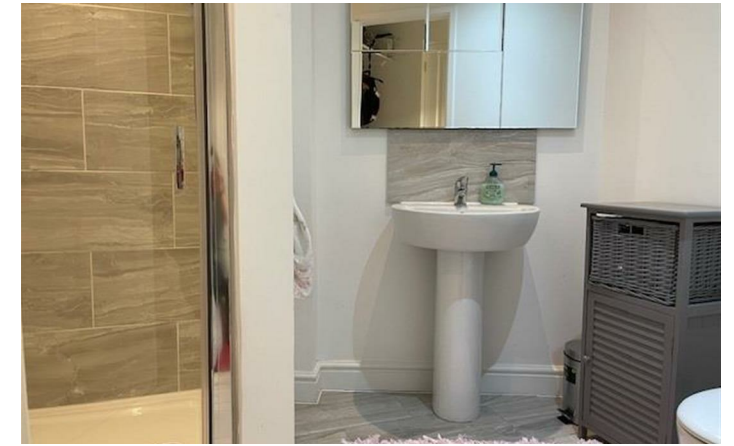
Outside
Front: Set back nicely from the road; having large sweeping block paved driveway to the left hand side leading up to the garage fronted store and front entrance door, with adjacent lawn and mature shrubbery.

Rear: With block paved patio leading to lawn and surrounding mature shrubbery.

Agents Note
We have been informed that this property is freehold. Please check this detail with your solicitor.

EPC: D

All mains services are connected.



COUNCIL TAX BAND: F

Broadband/mobile coverage- please check on link - [//checker.ofcom.org.uk/en-gb/broadband-coverage](http://checker.ofcom.org.uk/en-gb/broadband-coverage)

