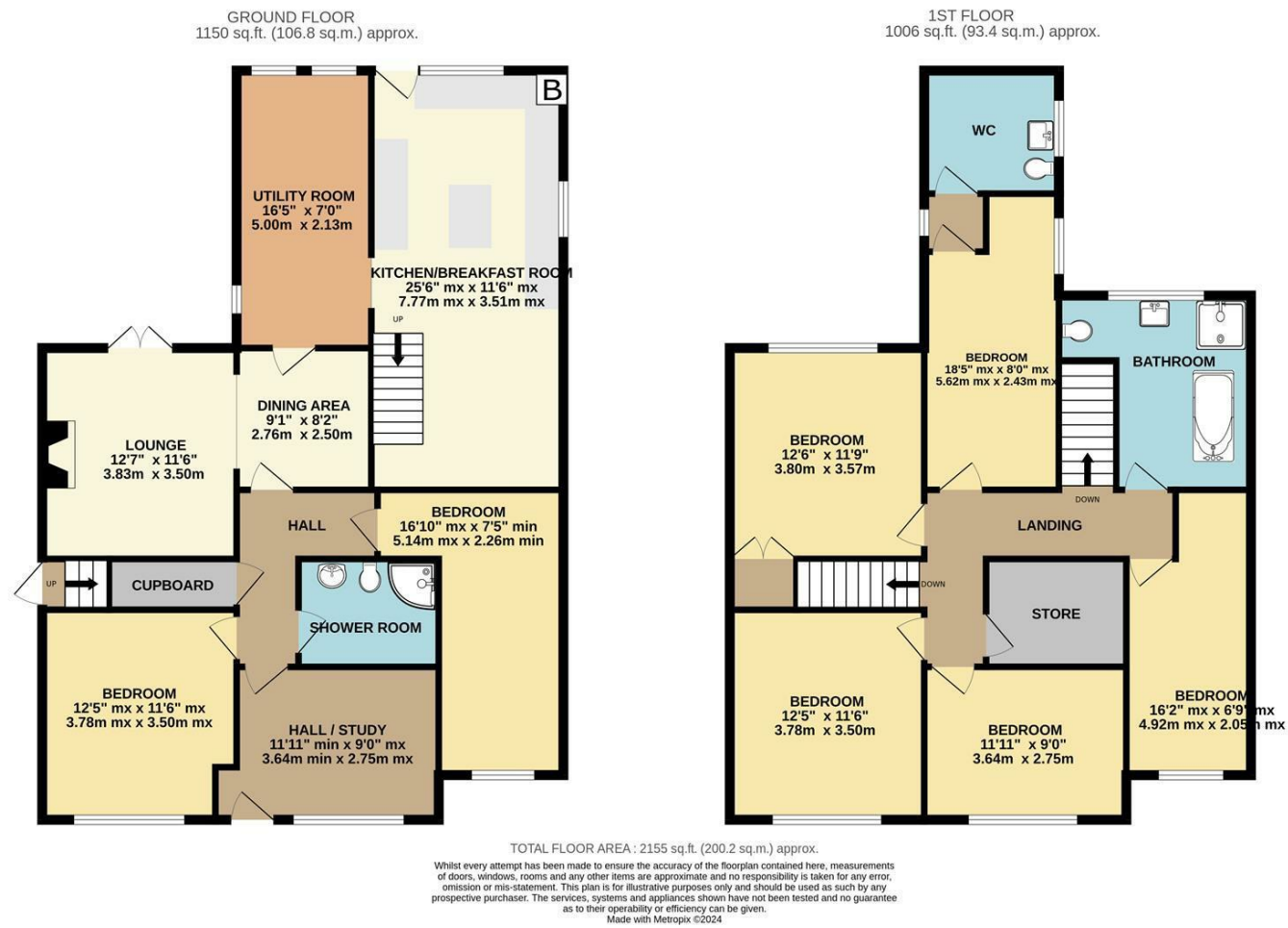


86 Manor Lane, Halesowen, B62 8QG



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Hicks Hadley

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****PERFECTLY POSITIONED IN THE ONE OF THE MOST SOUGHT AFTER LAPAL LOCATION IN HALESOWEN****

This is a truly unique opportunity to acquire a substantial property in one of the most respected and sought after locations, With motorway access nearby, catchment for great schools and walking distance away from parkland this home is perfect for up-sizers. The property briefly comprises: A large driveway with landscape area on approach, Front door leading to one reception through to a second reception area or possible bedroom with ground floor bathroom with shower cubicle fitted, through to a great living space with a log burner fitted, Large Kitchen/ space with access to the rear garden and great size utility space. To the first floor sits Five great size bedrooms and A great size bathroom. The property further benefits from a well maintained landscaped garden . **VIEWING HIGHLY RECOMMENDED TO APPRECIATE THE SPACE.**

Offers Over £600,000 - Freehold

Hicks Hadley



Sitting Room One 13'2 x 9' (max) (4.01m x 2.74m (max))
With central heating radiator, double glazed window to front elevation, obscured double glazed window to front elevation and door into:

Sitting Room Two 12'4 x 11'5 (max) (3.76m x 3.48m (max))
With central heating radiator and double glazed window to front elevation.

Central Lobby
With storage cupboard, central heating radiator and doors into:

Open Plan Living Area 20'10 x 12'6 (max) (6.35m x 3.81m (max))
To include:

Spacious Lounge 12'5 x 11'6 (3.78m x 3.51m)
With feature fireplace, log burner, central heating radiator, double glazed French doors in to garden and open access into:

Dining Room 9' x 8'2 (2.74m x 2.49m)
With door into:

Utility 16'4 x 7'9 (4.98m x 2.36m)
Having single drainer sink unit, space for appliances, space for fridge freezer, central heating radiator, double glazed window to side elevation, two obscured double glazed windows to rear elevation and door into:

Kitchen/Diner 25'4 x 11'5 (max) (7.72m x 3.48m (max))
Having matching wall and base units with worktops over to incorporate one and half bowl drainer sink unit, Rangemaster cooker, Rangemaster extractor over, plumbing for dishwasher, space for further appliance, space for fridge freezer, obscured double glazed window to side elevation, double glazed window to rear elevation, wall mounted Worcester boiler, central heating radiator and stairs up to:

Landing
With central heating radiator, stairs down to side exit and doors into:

Bedroom One 18'4 x 7'11 (max) (5.59m x 2.41m (max))
With double glazed window to side elevation and access into:

Lobby
With double glazed window to side elevation and door into:

Upstairs WC 7'3 x 6'7 (2.21m x 2.01m)
Having heated towel rail, vanity wash hand basin, low flush wc, space for dryer, space for automatic washing machine and obscured double glazed window to side elevation.

Bedroom Two 11'9 x 8'11 (3.58m x 2.72m)
With central heating radiator and double glazed window to front elevation.

Bedroom Three 16' x 7'3 (max) (4.88m x 2.21m (max))
With central heating radiator and double glazed window to front elevation.

Bedroom Four 12'5 x 11'8 (3.78m x 3.56m)
With integrated wardrobe, central heating radiator and double glazed window to rear elevation.

Bedroom Five 12'3 x 11'6 (3.73m x 3.51m)
With central heating radiator and double glazed window to front elevation.

Study 8'7 x 5'7 (2.62m x 1.70m)
With central heating radiator.



Wet Room with Bath and Shower 11'6 x 11'5 (max) (3.51m x 3.48m (max))

Wet room with freestanding bathtub and central mixer tap, wall mounted shower, wall mounted wash hand basin, low flush wc, ceramic tiling, heated towel rail, spotlights and double glazed window to rear elevation.

Outside
Front: With driveway to leading to front door, large external front wall and lawn with tree and border shrubbery.

Rear: With patio leading to large lawn with apple tree and border shrubbery.

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](http://checker.ofcom.org.uk/en-gb/broadband-coverage)



Council Tax Band :B

EPC :

Tenure Information :Freehold

Any other Material Facts :Brick and block build with flat roof style. All information has been provided by the vendor,Please confirm details with a chosen solicitor.

