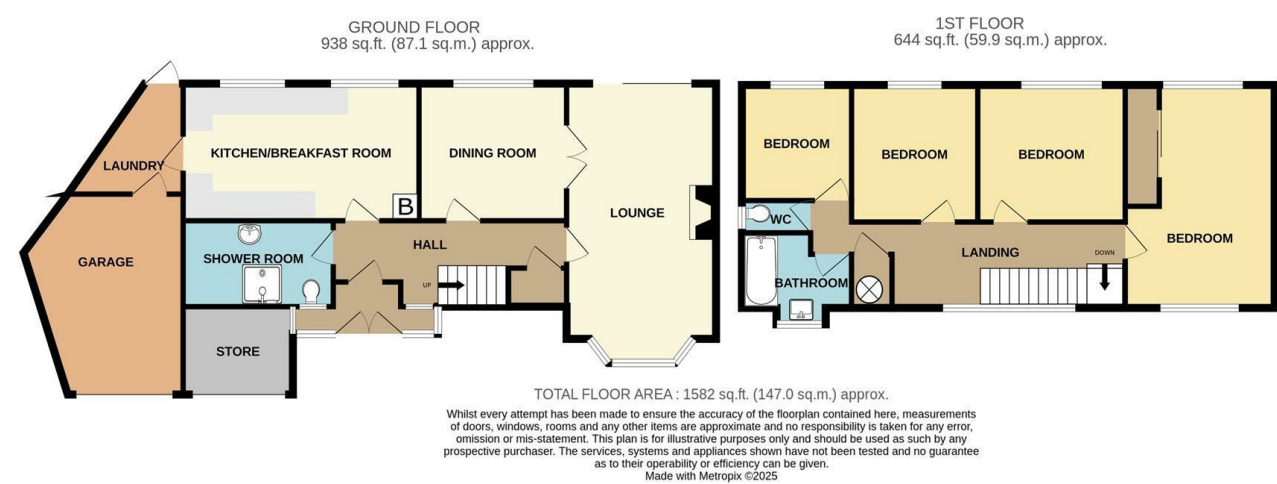


116 Manor Abbey Road, Halesowen, B62 0AA



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Hicks Hadley

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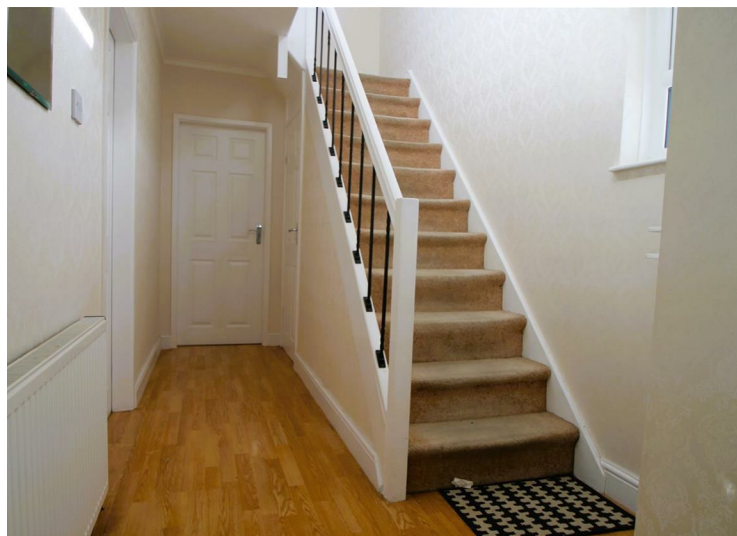
 <https://www.hickshadley.com>

****FOUR BEDROOM FOREVER HOME** **IDEAL HOME FOR UPSIZERS****

A SUPERB four bedroom family home located in this sought after area of Lapal close to numerous amenities to include, public transport links, motorway connections and good primary and secondary schools. The property briefly comprises; porch, Light and spacious hallway, large lounge/dining room, fitted kitchen with utility just off, On the ground floor also sits a shower room with a sauna, To the first floor sits four great size double bedrooms and family bathroom with a separate toilet. The property further benefits from large driveway offering off road parking for several vehicles, beautiful well maintained front and rear garden. VIEWING HIGHLY RECOMMENDED.

Asking Price £590,000 - Freehold

Hicks Hadley



On Approach

Porch

Entrance 17'1" x 4'3" (5.21m x 1.30m)

Glazed window fitted to the front elevation, Central heating radiator fitted to the inside elevation wall, Under stairs storage cupboard space.

Ground floor shower room/Suana

Obscured glazed window fitted to the front elevation, Radiator fitted to the inside elevation, Thermostatic shower fitted to shower cubicle along with a walk in sauna room.

Kitchen 17'2" x 9'9" (5.23m x 2.97m)

Two glazed windows fitted to the rear elevation, Radiator fitted to the rear elevation, Ample base unit space, Oak block style worktops, Integrated double oven fitted, Five ring gas hob fitted with stainless steel splash back and extractor above, Two bowl sink fitted with mixer tap, Space for dishwasher, fridge freezer, Access door to utility space.

Utility

Access door leading the rear garden, Integral door leading to the garage, Appliance space along with sink fitted in this space.

Lounge 16'7" x 10'9" (5.05m x 3.28m)

Glazed bay style window fitted to the front elevation, Sliding patio style doors into the rear garden glazed doors leading into the dining room, Fireplace feature with brick surround fitted central, Radiator fitted to the front elevation.

Dining Room 10'9" x 10'0 (3.28m x 3.05m)

Glazed window fitted to the rear elevation, radiator fitted to the side elevation, coving fitted throughout, doors opening into the lounge space.

Landing 20'3" x 6'4" (6.17m x 1.93m)

Large Glazed window fitted to the front elevation allowing much natural sunlight through, radiator fitted to the inside elevation, Access to all bedrooms and family bathroom.

Bedroom One 16'7" x 11'0" (5.05m x 3.35m)

Glazed windows fitted to both front and rear elevation, Radiators fitted to both front and rear elevations, Wardrobes fitted, This room is large and dual aspect.

Bedroom Two 10'9" x 9'9" (3.28m x 2.97m)

Glazed window fitted to the rear elevation, Radiator fitted to the rear elevation.

Bedroom Three 8'9" x 8'7" (2.67m x 2.62m)

Glazed window fitted to the rear elevation, Radiator fitted to the rear elevation.

Bedroom Four 8'9" x 7'9" (2.67m x 2.36m)

Glazed window and radiator fitted to the rear elevation.

Family Bathroom

Obscured glazed window fitted to the front elevation Sink with built in vanity unit, Radiator fitted to the side elevation, Partially tiled wall, Bath tub fitted with over head thermostatic shower and shower screen, Separate toilet space. Please note bath panel will be changed before completion with plain white bath panel (mosaic style one to be removed).



External

To the front of the property sits a large tarmac driveway with ample off road parking available, well maintained lawn space and mature planting To rear of the property sits a large slabbed patio area and a well maintained lawn area with space for a shed.

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 :F



EPC :TBC

Tenure Information :FREEHOLD

Any other Material Facts :Traditional brick and block build with tiled roof, Flat roof over garage space, All information has been provided by the vendor, please confirm all details with a chosen solicitor.

Garage

Fitted with roller style door, This space not only fits a car but also makes for great storage space also.

Workshop space

With up and over style roller door.

