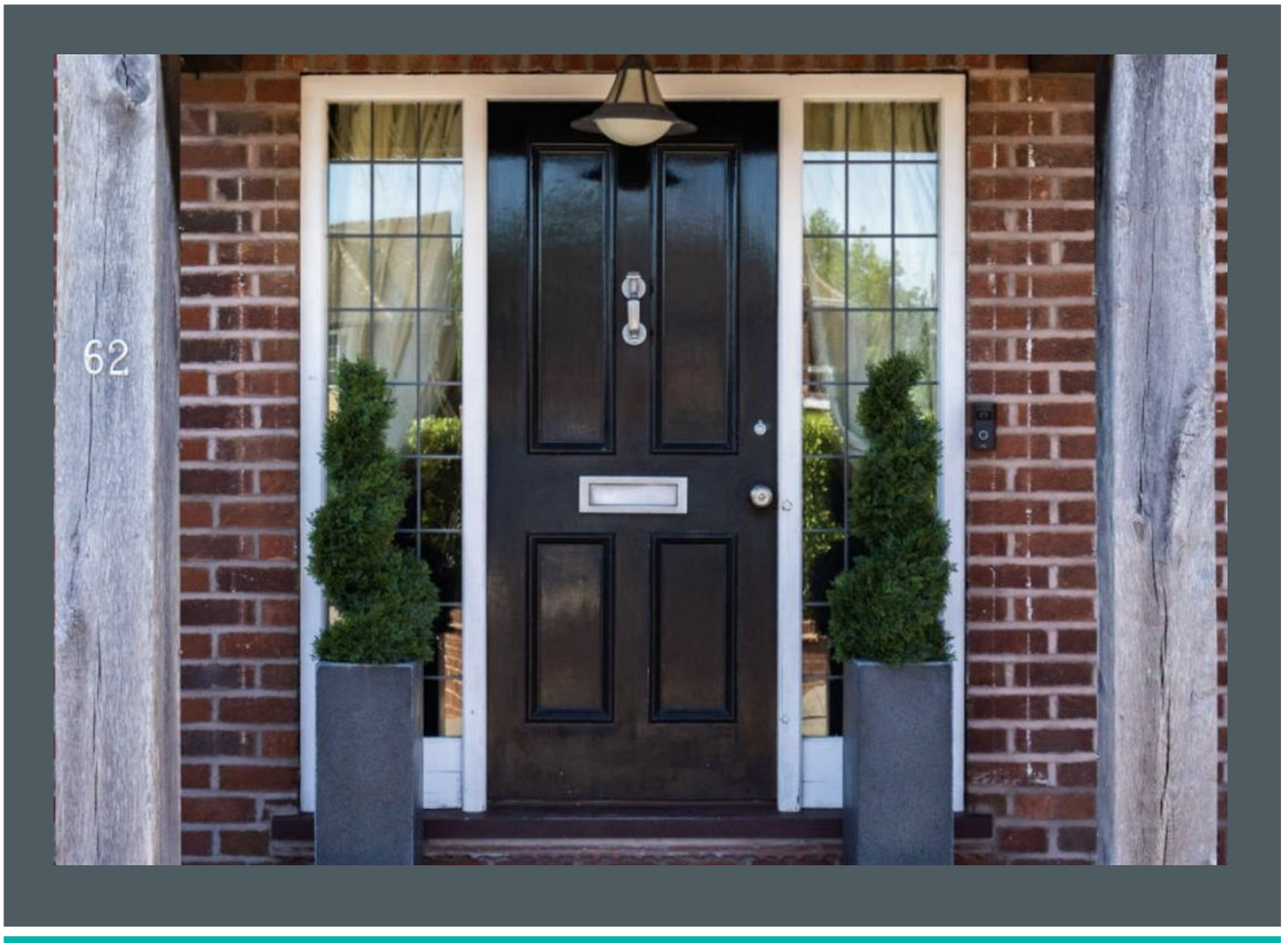




62 Manor Lane
Halesowen,
West Midlands B62 8QB

Guide Price £650,000

...doing things differently



A WOW FACTOR MUST SEE FOUR BEDROOM DETACHED PROPERTY IN DESIRABLE MANOR LANE. This beautifully presented property is over three floors and benefits from having underfloor heating on two floors.

The house is situated just a stone's throw away from local shops, schools and other amenities and in addition the properties location benefits from having transportation links nearby. The property is approached via block paved driveway leading to up and over garage doors, entrance hall, dining room, downstairs w.c., lounge, conservatory and modern kitchen diner, utility room and study room. Split stairs lead to first floor having three generously sized bedrooms and house bathroom, further stairs leading to fourth and final bedroom and rear garden. TB 11/10/21 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 primary and secondary schools. 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 leading to front door and up and over garage door and entrance to rear garden.

Entrance hall

Split stairs leading to first floor accommodation, door to downstairs w.c., reception room, lounge and kitchen diner.

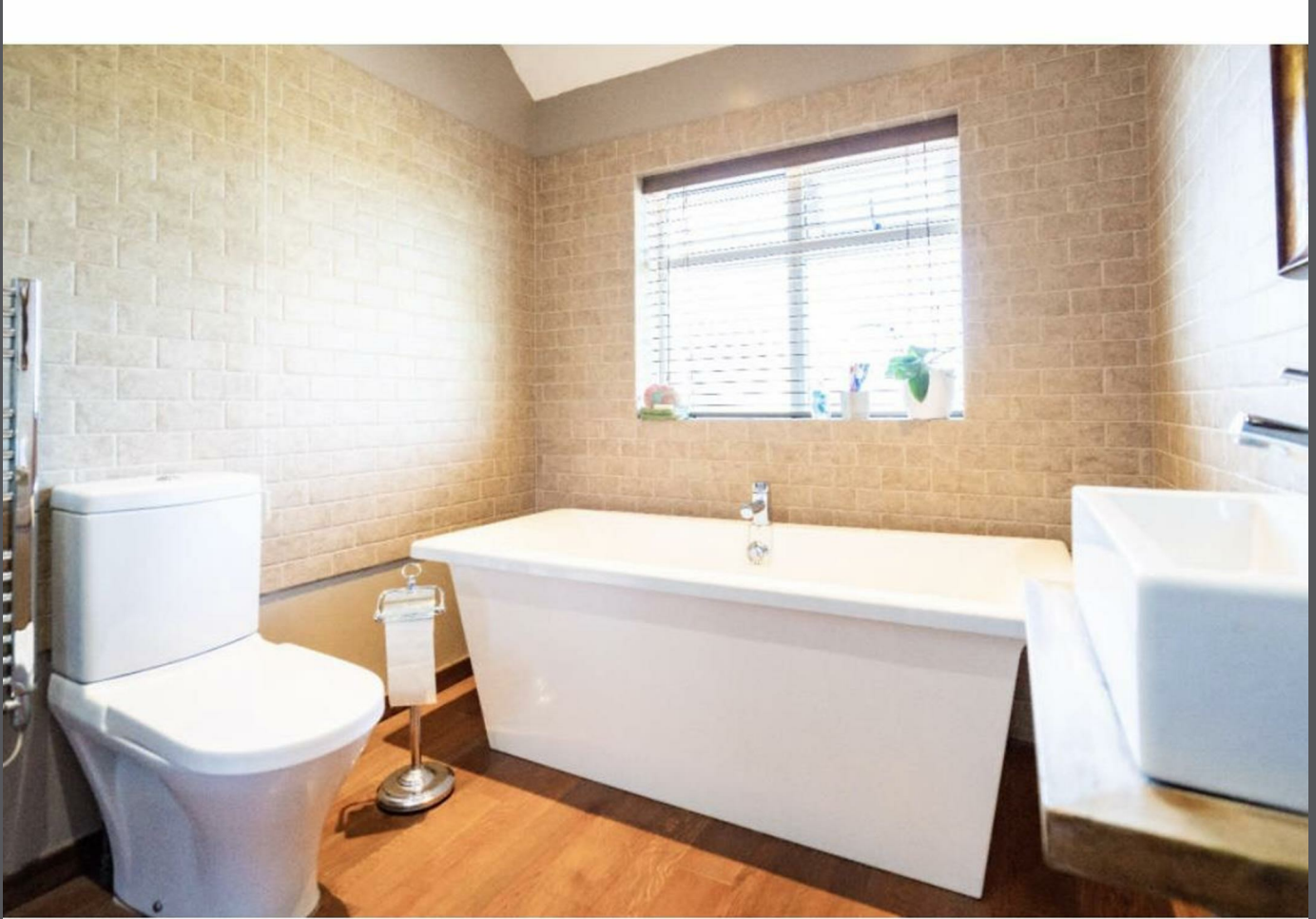
Dining room 12'1" x 11'5" (3.7 x 3.5)

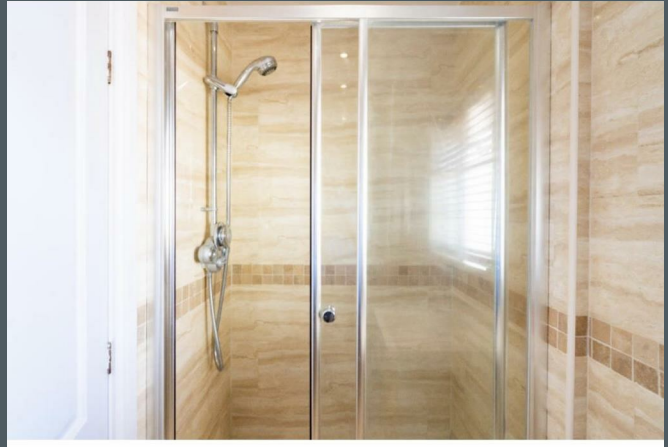
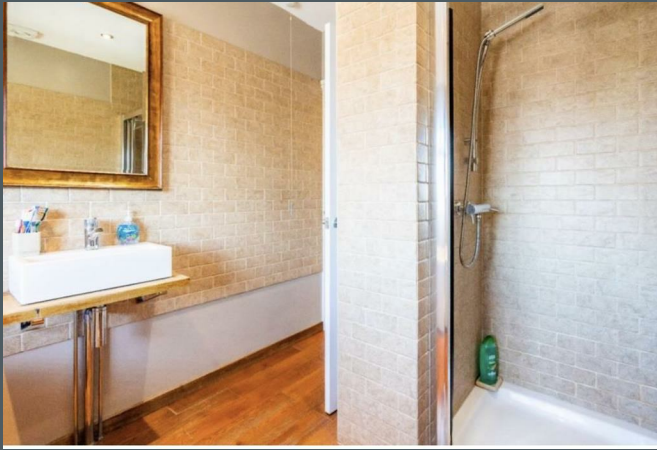
Double glazed bay window to front, spot lights, ornamental fireplace and laminate flooring.











Lounge 20'8" x 10'9" (6.3 x 3.3)

Spot lights, integrated wood burner set in timber fireplace, t.v. aerial point, double glazed window to rear and double doors to conservatory.

Conservatory 10'9" x 9'2" (3.3 x 2.8)

Tiled flooring, glass roof and doors leading to garage providing access to kitchen diner.

Kitchen diner 8'10" x 19'4" (2.7 x 5.9)

Tiled flooring, double glazed window to rear, integrated oven, microwave and hob, range of wall and base units, circulation fan, hot tap set in stainless steel sink, walls part tiled, two double glazed velux windows, breakfast bar, spot lights.

Utility room 7'10" x 8'6" (2.4 x 2.6)

Tiled flooring, base units, plumbing for washing machine, double glazed window to rear, door to rear garden, stainless steel sink unit, door leading to garage.

Study room 4'3" x 6'2" (1.3 x 1.9)

Tiled flooring, double glazed window to rear, door to side access, part tiled walls.

Downstairs w.c.

With wash hand basin having storage beneath, w.c., extractor fan and spot lights.

Split stairs and first floor landing

Having spot lights, two double glazed windows to front and rear.

Bedroom one 11'5" x 10'9" (3.5 x 3.3)

Built in wardrobes with storage space, double glazed window to front, door leading to:

En-suite

Enclosed shower, walls fully tiled, double glazed frosted window to rear, tiled flooring, wash hand basin and w.c.

Bedroom two 13'9" x 11'9" (4.2 x 3.6)

Spot lights, double glazed window to rear.

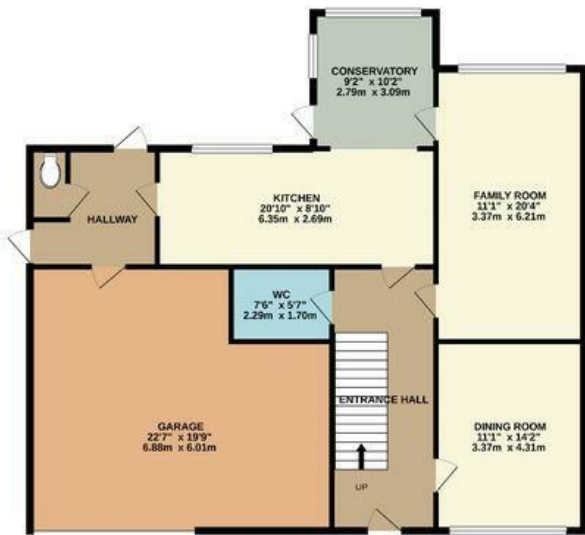
Bedroom three 14'9" x 8'10" (4.5 x 2.7)

Built in wardrobe and storage space, double glazed bay window to front and spot lights.





GROUND FLOOR
1342 sq.ft. (124.7 sq.m.) approx.



1ST FLOOR
668 sq.ft. (62.0 sq.m.) approx.



2ND FLOOR
205 sq.ft. (19.0 sq.m.) approx.



FOUR BEDROOM

TOTAL FLOOR AREA : 2215 sq.ft. (205.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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House bathroom

Freestanding bath, w.c., heated towel rail, enclosed shower, wash hand basin, walls part tiled, double glazed frosted window to rear, laminate flooring, spot lights, built in storage cupboard housing underfloor heating system.

Stairs to second floor

Giving access to:

Bedroom four 8'6" x 17'8" (2.6 x 5.4)

Built in wardrobe and storage space, two double glazed velux windows, central heating radiator, eves storage.

Double garage 17'8" x 27'2" (5.4 x 8.3)

Electric up and over doors, concrete flooring.

Rear garden

Slabbed patio with further patio area to the top of the garden surrounded by mature lawn and slate chipping border.

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 Grove reserves the right to obtain electronic verification.

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We can confirm that if we are sourcing a quotation or quotations on your behalf relevant to the costs that you are likely to incur for the professional handling of the conveyancing process. You should be aware that we could receive a maximum referral fee of approximately £175 should you decide to proceed with the engagement of the solicitor in question. We are informed that solicitors are happy to pay this referral fee to ourselves as your agent as it significantly reduces the marketing costs that they have to allocate to sourcing new business. The referral fee is NOT added to the conveyancing

charges that would ordinarily be quoted.

We can also confirm that if we have provided your details to Infinity Financial Advice who we are confident are well placed to provide you with the very best possible advice relevant to your borrowing requirements. You should be aware that we receive a referral fee from Infinity for recommending their services. The charges that you will incur with them and all the products that they introduce to you will in no way be affected by this referral fee. On average the referral fees that we have received recently are £218 per case.

The same also applies if we have introduced you to the services of Mr Tony Lowe of Green Street Surveys who we are confident will provide you with a first class service relevant to your property needs, we will again receive a referral fee equivalent to 20% of the fee that you pay to Green Street Surveys. This referral fee does not impact the actual fee that you would pay Green Street Surveys had you approached them direct as it is paid to us as an intermediary on the basis that we save them significant marketing expenditure in so doing. If you have any queries regarding the above, please feel free to contact us.

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