

Grove.

FIND YOUR HOME



114 Manor Abbey Road
Halesowen,
West Midlands
B62 0AA

Offers In The Region Of £560,000



On the charming and well-regarded Manor Abbey Road in Lapal, Halesowen, this detached home presents a superb blend of comfort, character, and convenience. Set within a peaceful yet highly desirable neighbourhood, the property enjoys close proximity to excellent schools, local amenities, and nearby parks—making it ideal for families and professionals alike who value both tranquillity and accessibility.

Boasting a block-paved frontage, the home opens into a grand entrance hall that sits at the heart of the property. The thoughtfully designed layout allows for flexible living, with double doors connecting the reception rooms to create an open-plan feel. The lounge features a stylish feature fire place, while the adjacent dining room leads into a luxurious conservatory and offers an elegant archway into the hall. The kitchen is fitted with oak surfaces and opens out to the rear garden, complemented by a study, inner hallway, utility room, and a convenient downstairs shower room. In addition, a downstairs W.C. is accessed directly from the main hall. Upstairs, a spacious landing with room for a desk leads to four generously sized bedrooms, a family bathroom, and a separate W.C. The master bedroom benefits from its own en suite bathroom, adding a private touch of luxury. Outside, the garden is both patioed and lawned, offering a welcoming space for outdoor entertaining or peaceful relaxation.

Whether you're looking to settle into a forever home or invest in a property with outstanding potential, this residence on Manor Abbey Road is a rare and remarkable opportunity not to be missed. JH 29/07/2025 V1 EPC=D







Approach

Via block paved driveway, steps, side lawn and hedges up to stained glass front door giving access into entrance hall.

Entrance hall

Obscured window to front, coving to ceiling, central heating radiator, door to lounge, archway into dining room, door to downstairs w.c. and kitchen.

Kitchen 17'0" x 8'2" (5.2 x 2.5)

Window to rear, door to rear, wall and base units with oak surface over, space for dishwasher and fridge freezer, integrated oven and grill, brick feature walls, one and a half bow sink with mixer tap and drainer, splashbacks, sliding glass serving hatch to dining room, central heating boiler, hob, extractor over, door to study.

Study 12'9" x 7'10" (3.9 x 2.4)

Bow window to front, central heating radiator, coving and ceiling rose, electric meter. Door to inner hall.

Inner hall

Doors to downstairs shower room, utility, downstairs shower room.

Downstairs shower room

Pedestal wash hand basin, mixer tap, splashback tiling, low level flush w.c., shower and vertical towel rail.











Utility 7'10" x 4'3" min 6'10" max (2.4 x 1.3 min 2.1 max)
Door and window to rear, space for American style fridge freezer, space for washing machine.

Downstairs w.c.
Obscured window to front fuse box, w.c., vanity style wash hand basin.

Dining room 10'9" x 9'10" (3.3 x 3.0)
Double opening doors to conservatory, coving to ceiling, central heating radiator, sliding glass serving hatch, double opening doors to living area.

Conservatory 11'5" x 10'5" (3.5 x 3.2)
Windows to surround, double opening glass doors to side, brick feature walls.

Living area/lounge 17'0" x 16'8" max 13'9" min (5.2 x 5.1 max 4.2 min)
Bay window to front, bow window to front, window to rear, sliding doors to rear, coving to ceiling, three central heating radiators and gas fire.

First floor landing
Window to front, loft access, coving to ceiling, airing cupboard, doors into bedrooms, bathroom and separate w.c.

Bathroom
Window to front, vanity wash hand basin, bath with shower over, central heating towel rail.

Separate w.c.
Window to side, w.c., central heating radiator.

Bedroom one 11'1" x 16'8" (3.4 x 5.1)
Window to front and rear, two central heating radiators, coving to ceiling, door to en-suite bathroom.

En-suite bathroom
Obscured window to rear, w.c., vanity wash hand basin, bath with shower over, vertical central heating towel rail.

Bedroom two 10'2" x 10'9" (3.1 x 3.3)
Window to rear, coving to ceiling, ceiling rose, central heating radiator.







Bedroom three 7'10" x 9'2" (2.4 x 2.8)

Window to rear, central heating radiator, coving to ceiling.

Bedroom four 8'10" x 10'2" (2.7 x 3.1)

Window to rear, central heating radiator, ceiling rose and coving.

Rear garden

Patio area, lawned area, further patio to the rear, hedges and fencing.

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.

Council Tax Banding

Tax Band is F

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. All prospective purchasers will be required to undergo Anti-Money Laundering (AML) checks in accordance with current legislation. This may involve providing identification and financial information. It is our company policy to do digital enhanced checks through a third party and a fee will be payable for these checks." We will not be able to progress your offer until these checks have been carried out.

Referral Fees

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

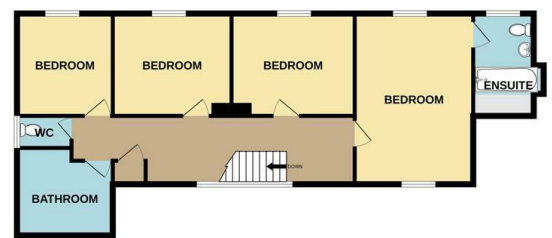
confident are well placed to provide you with the very best possible advice relevant to your borrowing requirements. You should be aware that we receive a referral fee from Infinity for recommending their services. The charges that you will incur with them and all the products that they introduce to 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 our panel of surveyors 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 10% of the fee that you pay capped at £200.00 This referral fee does not impact the actual fee that you would pay had you approached any of the panel of surveyors directly 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.

GROUND FLOOR



1ST FLOOR



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