



Taylors

Manor Lane, Halesowen, B62 8QG

Offers In Region Of £445,000

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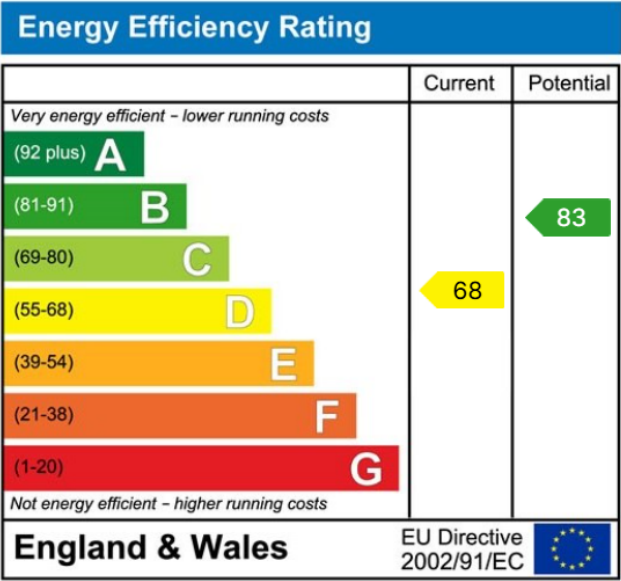
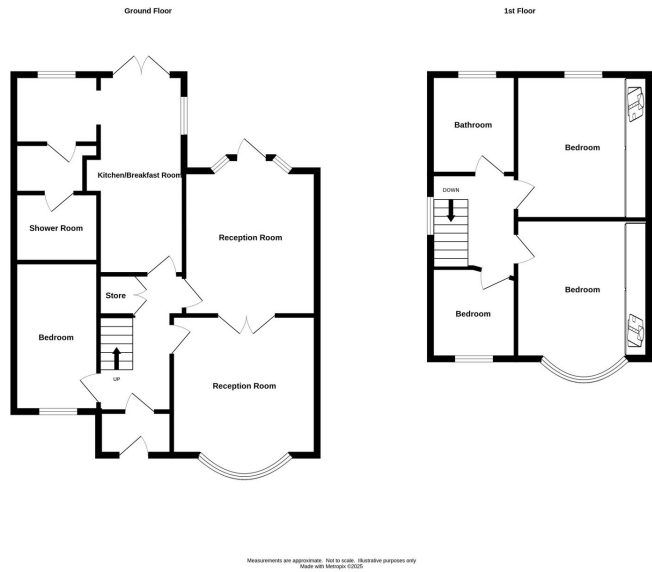
- Excellent position in Lapal
- Views of countryside
- Good size rear garden
- Extended ground floor accommodation
- Ground floor bedroom and shower room
- Two reception rooms
- Superb Dining/Living Kitchen
- Range of integral appliances and quartz worksurfacing
- Bathroom with separate shower
- Utility



A SUPERB EXTENDED FOUR BEDROOM traditional semi detached STANDING ELEVATED and set back behind a large drive and HAVING SUPER PANORAMIC VIEWS TO COUNTRYSIDE in the popular LAPAL location. Additionally having a LOVELY LARGE REAR GARDEN. With gas central heating, PVC double glazing INTERNAL INSPECTION HIGHLY RECOMMENDED. All main services connected. Tenure Freehold. Council Tax band D. EPC D. Broadband/mobile coverage: <https://checker.ofcom.org.uk/en-gb/broadband-coverage>. Construction - traditional. Long term flood risk, surface water very low, rivers very low.

Large block paved drive, PVC double glazed Porch, Attractive Hall Having leaded and glazed door and adjoining windows. Stairs off with range of built in cupboards beneath, **Front Living Room** - 4.7m x 3.86m (15'5"into bay x 12'8") With double doors to the dining room, **Dining Room** - 4.83m x 3.45m (15'10"into bay x 11'4") With PVC double glazed door and windows to the garden, attractive fireplace with tiled inset, **Superb L shaped Dining/Living Kitchen** - 5.69m x 4.57m (18'8" x 15'0"max) Having Dining Area, double glazed window and double doors to the garden. QUARTZ worksurfacing with inset sink, AMERICAN STYLE FRIDGE FREEZER with plumbing, integral double oven, Induction hob, wine cooler, integral dishwasher, range of floor units and matching wall cupboards with illuminated glass cabinet and under lighting, **Utility Room** - 1.91m x 1.27m (6'3" x 4'2") With plumbing for washer, **Super Shower Room** - 2.08m x 1.83m (6'10" x 6'0") Having large shower cubicle, WC and handbasin with cupboards beneath, **Bedroom Four/ Office** - 3.84m x 2.21m (12'7" x 7'3"), **Landing, Bedroom One** - 4.75m x 3.45m (15'7"into bay x 11'4") With panoramic views to countryside, TV point, **Bedroom Two** - 3.81m x 3.45m (12'6" x 11'4"into wardrobes) With full length fitted wardrobes, TV point, **Bedroom Three** - 2.87m x 2.34m (9'5"plus recess x 7'8") With range of fitted wardrobes, **Bathroom** - 2.31m x 1.96m (7'7" x 6'5") Having panel bath with waterfall tap and shower handle, WC and handbasin. Good size shower cubicle with both overhead and hand held showers, attractive tiling and tiled floor, **Super Large Rear garden** With attractive patio, lawn, further large rear patio and Summerhouse.





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