





Priory Road, Halesowen, B62 0BY

Offers In Region Of £475,000

3 1 2





## A Home That Captivates at First Glance – Character, Charm & Endless Possibility on Priory Road, Lapal

### VIEWINGS FROM MONDAY 2ND JUNE

Every once in a while, a property comes to market that simply stops you in your tracks — and this completely unique detached residence is one of those rare finds. Brimming with character, charm and individuality, it's a home that effortlessly combines timeless beauty with future potential, all set on a substantial and enviable corner plot in one of Lapal's most desirable locations.

Tucked away on the prestigious Priory Road, just a stone's throw from the highly regarded Lapal Primary School, this standout residence offers both peace and convenience in equal measure. From the moment you arrive, the meticulously maintained wraparound gardens immediately impress, providing privacy, space, and a picturesque setting that frames the home perfectly.

Step inside, and the grand entrance hallway, large enough to house a piano, sets the tone for what lies beyond — a home of generous proportions and refined elegance. To the right, a formal bay-fronted dining room awaits, ideal for entertaining or family meals. The adjacent lounge flows beautifully into a sun-soaked conservatory, offering a tranquil spot to unwind while enjoying views of the garden in every season.

The heart of the home is the well-appointed kitchen, which benefits from an adjoining understairs pantry and a separate utility room — perfect for those considering an open-plan redesign. A convenient downstairs WC and internal access to one of the two garages add further practicality.

Upstairs, you'll find three spacious bedrooms, two of which are large doubles, along with a charming third bedroom featuring a bay window that further enhances the property's character. High ceilings throughout elevate the sense of space, while the thoughtful layout includes a master bedroom and a bathroom with a separate shower and WC, ideal for family living.





UTILITY ROOM  
19'6" x 7'11"  
5.95m x 2.42m

CONSERVATORY  
10'8" x 7'9"  
3.26m x 2.37m

KITCHEN  
9'5" x 6'10"  
2.86m x 2.08m

RECEPTION ROOM  
14'9" x 7'9"  
4.51m x 2.37m

GARAGE  
14'2" x 7'11"  
4.31m x 2.42m

RECEPTION ROOM  
11'6" x 7'9"  
3.50m x 2.37m

ENTRANCE HALL

STORAGE

STORAGE

**BATHROOM**  
5'3" x 5'0"  
1.60m x 1.52m

**BEDROOM 1**  
15'7" x 11'0"  
4.76m x 3.36m

**LANDING**  
DOWN

**BEDROOM 2**  
12'0" x 11'0"  
3.65m x 3.36m

**BEDROOM 3**  
8'3" x 7'3"  
2.50m x 2.21m

- Attractive, unique detached residence
- Extensive gardens & a large plot
- Incredible scope to modernise & create a dream family home
- Separate utility room & downstairs WC
- Beautiful bay fronted
- Highly desirable road in Lapal within walking distance to Lapal Primary
- Super living space with two reception rooms & a conservatory
- Two garages with one attached & one detached in the rear garden
- Incredible character & charm

