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45 Manor Abbey Road
Lapal, Halesowen,
West Midlands
B62 0AG

Offers In The Region Of £415,000



Situated on the sought after Manor Abbey Road in Halesowen, this well presented semi detached home offers two spacious reception rooms, a modern fitted kitchen with useful utility space, and gorgeous far reaching views. The location is particularly appealing, positioned within one of Halesowen's most desirable areas and offering excellent access to M5 motorway links, Halesowen town centre and a range of local amenities. The property is also conveniently located for well regarded schools, including Lapal Primary School.

The property is approached via a driveway to the front, with access into the home through a welcoming porch. Internally, the entrance hall provides access to the dining room, lounge and modern fitted kitchen. The kitchen leads through to a useful utility area, which benefits from a WC and internal access to the garage. To the first floor are three well-proportioned bedrooms and a family bathroom. Outside, the landscaped garden provides an excellent space for entertaining, relaxing and adding your own personal touches.

Combining a desirable location with a versatile layout and a range of practical features, this attractive semi detached home represents an excellent opportunity for those looking to make their next home in Halesowen. Early viewing is highly recommended to fully appreciate what this property has to offer. JH 21/08/2026 EPC=C


















Approach
Via a slabbed driveway with raised slate chipping borders and a variety of shrubs, access into garage front door or side door, access to porch via double glazed double opening doors.

Porch
Having fuse box, gas and electric meters, single glazed obscure door and windows into the entrance hall.

Entrance hall
Central heating radiator, stairs to first floor accommodation, coving to ceiling, dado rail, under stairs storage cupboard, doors into the kitchen and two reception rooms.

Front reception room 11'9" min 15'1" max x 10'5" min 11'5" max (3.6 min 4.6 max x 3.2 min 3.5 max)
Double glazed bay window to front, central heating radiator, coving to ceiling, feature electric fireplace.

Rear reception room 10'5" max 9'10" min x 19'8" (3.2 max 3.0 min x 6.0)
Double glazed French doors to rear, coving to ceiling, dado rail, feature gas fire and central heating radiator.

Kitchen 7'2" x 16'0" (2.2 x 4.9)
Double glazed window to rear, central heating radiator, door to pantry, double opening doors to built in storage, wall and base units with roll top surface over, splashback tiling, stainless steel sink with mixer tap and drainer, integrated half height fridge, integrated dishwasher, oven, gas hob, extractor, door and steps down to the utility.

Utility 6'2" x 6'10" (1.9 x 2.1)
Space for fridge freezer, wall and base units with roll top surface over, access through sliding glass door to garage, access to w.c. and access to further utility space.




BOSCH









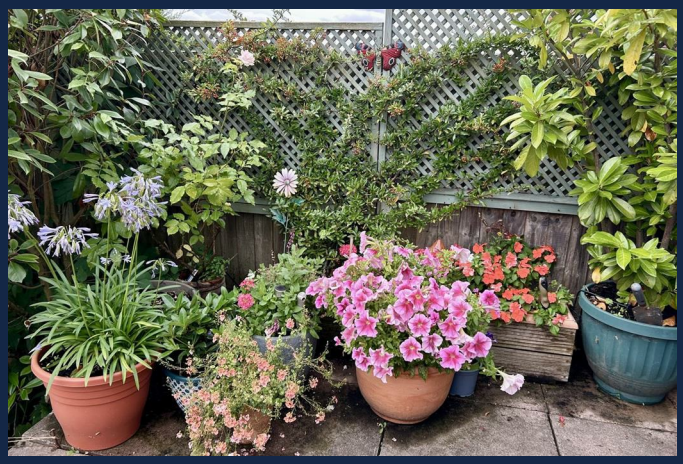












Second utility space 5'6" x 8'2" (1.7 x 2.5)
With a double glazed window to rear, single glazed door to rear, matching wall and base units with roll top surface over and splashback tiling to the walls, space for white goods, sink with mixer tap and drainer.

Downstairs w.c.
With w.c., corner fitted storage and wash hand basin with mixer tap.

Garage 7'6" x 18'0" (2.3 x 5.5)
Up and over door to front, obscured door to side.

First floor landing
Double glazed obscured window to side, coving to ceiling, doors to three bedrooms and bathroom.

Bathroom
Double glazed obscured window to front, vertical central heating radiator, P shaped bath with shower over, low level flush w.c., central heating radiator, wash hand basin with mixer tap, built in vanity storage, storage cupboard housing central heating boiler.

Bedroom two 16'0" x 9'6" (4.9 x 2.9)
Two double glazed windows to the rear, central heating radiator, coving to ceiling.

Bedroom one 15'5" max 11'9" min x 9'6" excluding wardrobe (4.7 max 3.6 min x 2.9 excluding wardrobe)
Double glazed bay window to front, central heating radiator, coving to ceiling, fitted wardrobes.

Bedroom three 12'9" x 10'5" max 9'6" min (3.9 x 3.2 max 2.9 min)
Double glazed window to the rear, central heating radiator, fitted wardrobe.

Garden
Patio area, lawn with stepping stone pathway, block paved patio to the rear, gazebo area, bordered by a variety of shrubs.

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 D

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 you 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.

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