

Grove.

FIND YOUR HOME



79 Manor Lane
Lapal, Halesowen,
West Midlands
B62 8QQ

Offers In The Region Of £650,000



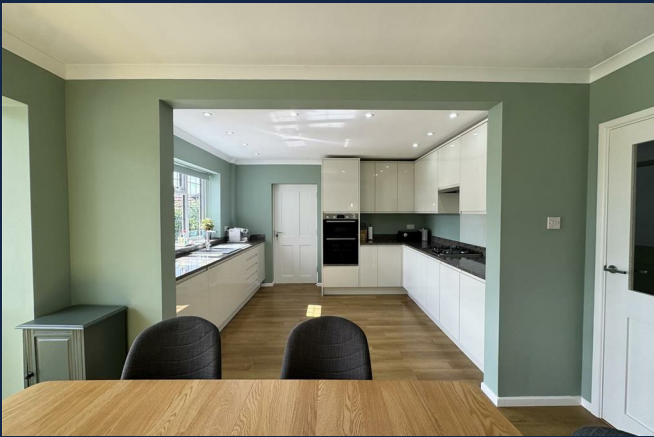
On the ever popular Manor Lane in Halesowen, this impressive detached home presents an excellent opportunity for families seeking generous and versatile living space. Set within the desirable Lapal area, the property is set back from the road while remaining within easy reach of Halesowen town centre, Leasowes Park and convenient motorway links.

The property benefits from an impressive driveway, set back from the road and private from the front by mature trees. Gated access leads to the garden from both sides. Internally, the property offers a welcoming central entrance hall with a feature freestanding staircase, creating a striking focal point. There are doors leading into the snug, kitchen diner, shower room and through reception room, which benefits from a picture window overlooking the rear. The spacious kitchen diner is flooded with natural light, with the adjoining sun room/sitting room benefiting from a large picture window, glazed doors and a skylight. The utility room is accessed from the kitchen and provides further access into the garage. Upstairs are three bedrooms and a family bathroom. The impressive master bedroom spans the full length of the house, with windows overlooking both the front and rear. All three bedrooms enjoy far reaching countryside views, with views towards the Clent Hills also visible. The family bathroom features both a freestanding bath and separate shower. Outside, the beautifully maintained garden offers a combination of lawn and patio areas, providing an ideal space for relaxing and entertaining.

Whether you're looking for a peaceful setting or a spacious family home, this property on Manor Lane offers an excellent combination of space, privacy and countryside views. Early viewing is highly recommended. JH 08/09/2026 V2







Approach

Via a tarmacadam driveway with walled fore garden, stone chipping bed with a variety of shrubs, double glazed obscured front door into entrance hall.

Entrance hall

Two double glazed windows to front, central heating radiator, coving to ceiling, doors into:

Snug/potential bedroom four 11'5" x 14'5" (3.5 x 4.4)

Double glazed window to front, central heating radiator, coving to ceiling.

Through reception room 11'5" x 28'2" (3.5 x 8.6)

Double glazed full height window to rear, double glazed window to side, two central heating radiators, double opening glass doors into the sun room, feature fireplace with surround.

Downstairs shower room

Low level flush w.c., vanity style wash hand basin with mixer tap, shower with monsoon head over, vertical central heating towel rail.

Kitchen diner 18'8" x 11'9" (5.7 x 3.6)

Double glazed window to rear, central heating radiator, coving to ceiling, gloss wall and base units with square top granite surface over, splashbacks to match the work surface, Bosch appliances including integrated double oven, gas hob, extractor, integrated fridge and dishwasher, one and half bowl sink with mixer tap and drainer, door into the utility, entrance into the sun room/dining area.











Sun room/sitting room 10'2" x 10'9" (3.1 x 3.3)
Central heating radiator, skylight, double glazed window to rear, double opening glass doors into the reception room, French doors to the side into rear garden, inset ceiling spotlights.

Utility 11'5" x 8'2" (3.5 x 2.5)
Double glazed door to rear, double glazed obscured window to side, wall and base units with roll top surface over, sink with mixer tap and drainer, space for washing machine, tumble dryer and fridge freezer, central heating radiator, door into the garage.

Garage 8'10" min x 17'8" (2.7 min x 5.4)
Up and over electric door and houses the central heating boiler.

First floor landing
Double glazed window to front, loft access and doors into three bedrooms and bathroom.

Bedroom one 19'4" x 10'2" min 11'5" max (5.9 x 3.1 min 3.5 max)
Double glazed window to front, double glazed window to rear, central heating radiator.

Bedroom two 12'1" x 9'10" (3.7 x 3.0)
Double glazed window to rear, central heating radiator.

Bedroom three 9'10" x 10'2" (3.0 x 3.1)
Double glazed window to rear, central heating radiator.

Bathroom
Double glazed obscured window to front, vertical towel radiator, vanity wash hand basin with mixer tap, low level flush w.c., free standing bath with mixer tap and shower.

Rear garden
Block paved patio area with block paved steps down to the lawn being bordered with 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.











GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the description 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.
Made with floorplan 3.0226

Council Tax Banding

Tax Band is E

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.

IMPORTANT NOTICE 1. No description or information given whether or not these particulars and whether written or verbal (information) about the property or its value may be relied upon as a statement or representation of fact. Grove Properties Group do not have any authority to make representation and accordingly any information is entirely without responsibility on the part of Grove Properties Group or the seller. 2. The photographs (and artists impression) show only certain parts of the property at the time they were taken. Any areas, measurements or distance given are approximate only and interior measurements are wall to wall. 3. Any reference to alterations to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. 4. No statement is made about the condition of any service or equipment.