



Manor Lane, Halesowen B62 8QG

welcome to

Manor Lane, Halesowen

UNIQUE 7 BEDROOM DETACHED HOMEVERSATILE LIVING SPACE***EXTENSIVE KITCHEN/DINING SPACE***SOUGHT AFTER HALESOWEN LOCATION***LARGE PRIVATE DRIVEWAY***GENEROUS SIZE REAR GARDEN***VIEWING IS ESSENTIAL***

Agent Note

This property is council tax band B.

Entrance Hall/Study

11' 11" x 9' 7" (3.63m x 2.92m)

Double glazed window to front, door to further hall.

Hall

Doors to shower room, bedrooms 3 & 6, stairs to first floor, lounge/dining area.

Lounge/Dining Area

12' 7" x 11' 6" (3.84m x 3.51m)

Double glazed double doors to garden, carpet, coving to ceiling, ceiling light point, chimney breast with inset log burner, opening to dining area.

Dining Area

9' 1" x 8' 2" (2.77m x 2.49m)

Opening to lounge, door to utility room.

Shower Room

Corner shower, low level flush w/c, wash hand basin with hot & cold taps, fully tiled to walls.

Utility Room

16' 5" x 7' (5.00m x 2.13m)

Double glazed window to rear, opening to kitchen/breakfast room, range of wall & base units with worktops over, sink & drainer, space for washing machine & tumble dryer, space for fridge freezer, central heating radiator.

Kitchen/Breakfast Room

25' 6" x 11' 6" (7.77m x 3.51m)

Double glazed door to rear garden, stairs to first floor, laminate flooring, ceiling light points, large range cooker & hob with extractor over, kitchen island, space for undercounter fridge or freezer,

space for large fridge freezer, space for dining table, range of wall & base units with drawers and worktops over, wall mounted central heating boiler, sink & drainer with mixer tap, space for dishwasher, central heating radiator.

Landing

Two sets of stairs to ground floor, doors to store, bathroom, & bedrooms 1, 2, 4, 5, & 7.

Bedroom 1 - First Floor

12' 6" x 11' 9" (3.81m x 3.58m)

Double glazed window to rear, central heating radiator, ceiling light point.

Bedroom 2 - First Floor

12' 5" x 11' 6" (3.78m x 3.51m)

Double glazed window to front, central heating radiator, ceiling light point.

Bedroom 3 - Ground Floor

12' 5" x 11' 6" (3.78m x 3.51m)

Double glazed window to front, central heating radiator, ceiling light point.

Bedroom 4 - First Floor

18' 5" x 8' (5.61m x 2.44m)

Double glazed window to side, central heating radiator, ceiling light point.

Door to w/c - Double glazed window to side, low level flush w/c, wash hand basin with mixer tap & storage beneath, lino flooring, tiles to splash-prone areas.

Bedroom 5 - First Floor

11' 11" x 9' (3.63m x 2.74m)

Double glazed window to front, central heating radiator, ceiling light point.





Bedroom 6 - Ground Floor

16' 10" x 7' 5" (5.13m x 2.26m)

Double glazed window to front, central heating radiator, ceiling light point.

Bedroom 7 - First Floor

16' 2" x 6' 9" (4.93m x 2.06m)

Double glazed window to front, central heating radiator, ceiling light point.

Bathroom/Wet Room

Double glazed window to rear, heated ladder towel rail, ceiling spotlights, tiled to splash-prone areas, low level flush w/c, wash hand basin with mixer tap, rain shower, large rectangular bath with mixer tap, mirror with lights.

Front Garden

Long tarmac driveway, small lawned area, fencing & hedges on one side, and fencing, wall & hedges on the other side, steps up to front door.

Rear Garden

Large rear garden, mainly laid to lawn, fencing all around for privacy, a few trees & shrubs.



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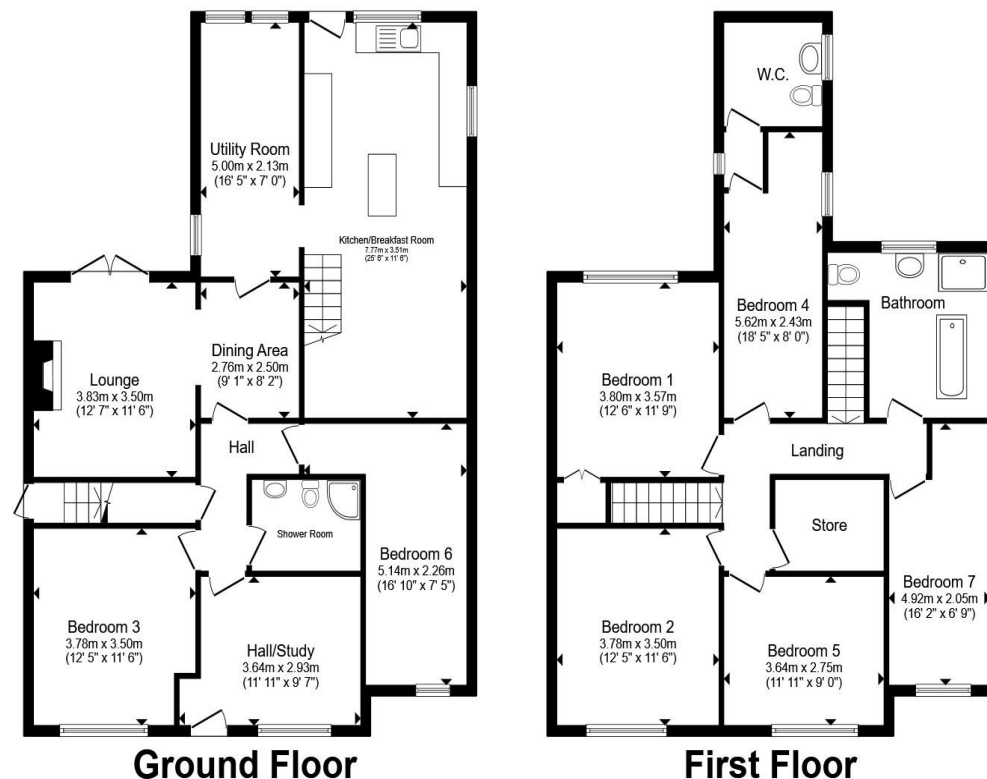
Manor Lane, Halesowen

- 7 Bedroom Detached Property
- Perfect for Large Families, Multi-Generational Living, or Investment
- Downstairs Shower Room and Upstairs Family Bathroom
- Useful Utility Room off the Kitchen
- Set Back from the Road with Private Driveway

Tenure: Freehold EPC Rating: D

Council Tax Band: B

£470,000



Total floor area 201.1 m² (2,165 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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Property Ref:
HBN112181 - 0003

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