



**Manor Lane, Halesowen B62 8QG**

 **shipways**

welcome to

## Manor Lane, Halesowen

\*\*\*UNIQUE 7 BEDROOM DETACHED HOME\*\*\*VERSATILE 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.



***view this property online*** [shipways.co.uk/Property/HBN112181](http://shipways.co.uk/Property/HBN112181)



welcome to

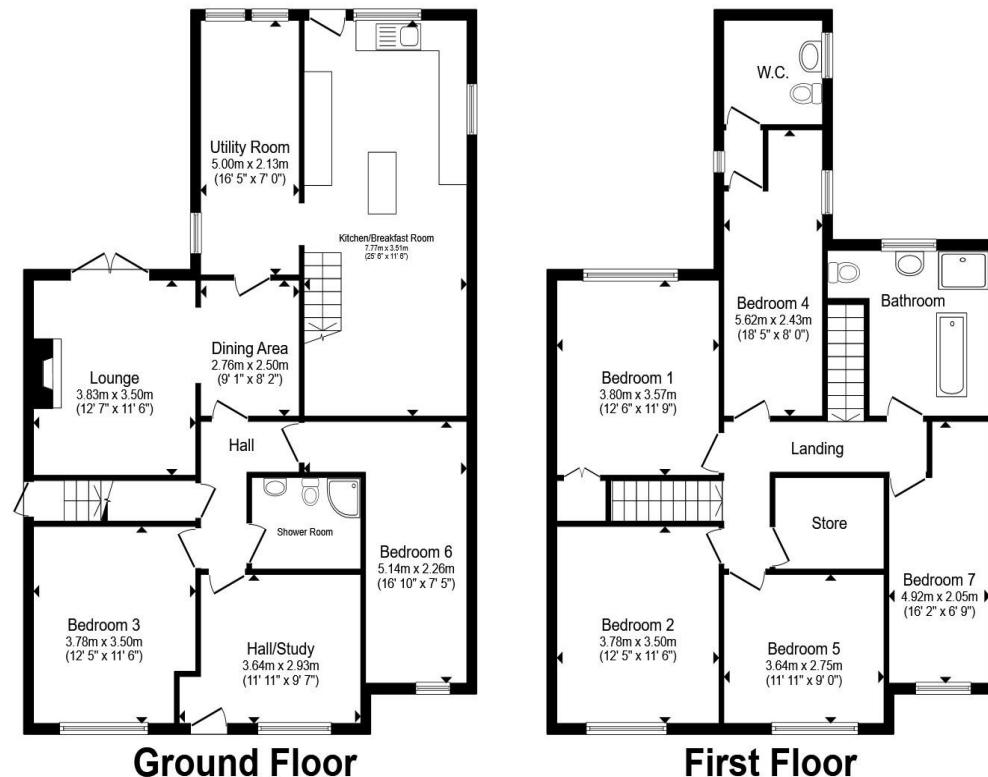
## Manor Lane, Halesowen

- 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 m<sup>2</sup> (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](http://www.propertybox.io)



view this property online [shipways.co.uk/Property/HBN112181](http://shipways.co.uk/Property/HBN112181)



Property Ref:  
HBN112181 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



**0121 427 3264**



[harborne@shipways.co.uk](mailto:harborne@shipways.co.uk)



172 High Street, Harborne, BIRMINGHAM,  
West Midlands, B17 9PP



[shipways.co.uk](http://shipways.co.uk)