

# Grove.

FIND YOUR HOME



183 Manor Way  
Halesowen,  
West Midlands  
B62 8RW

Offers Over £700,000



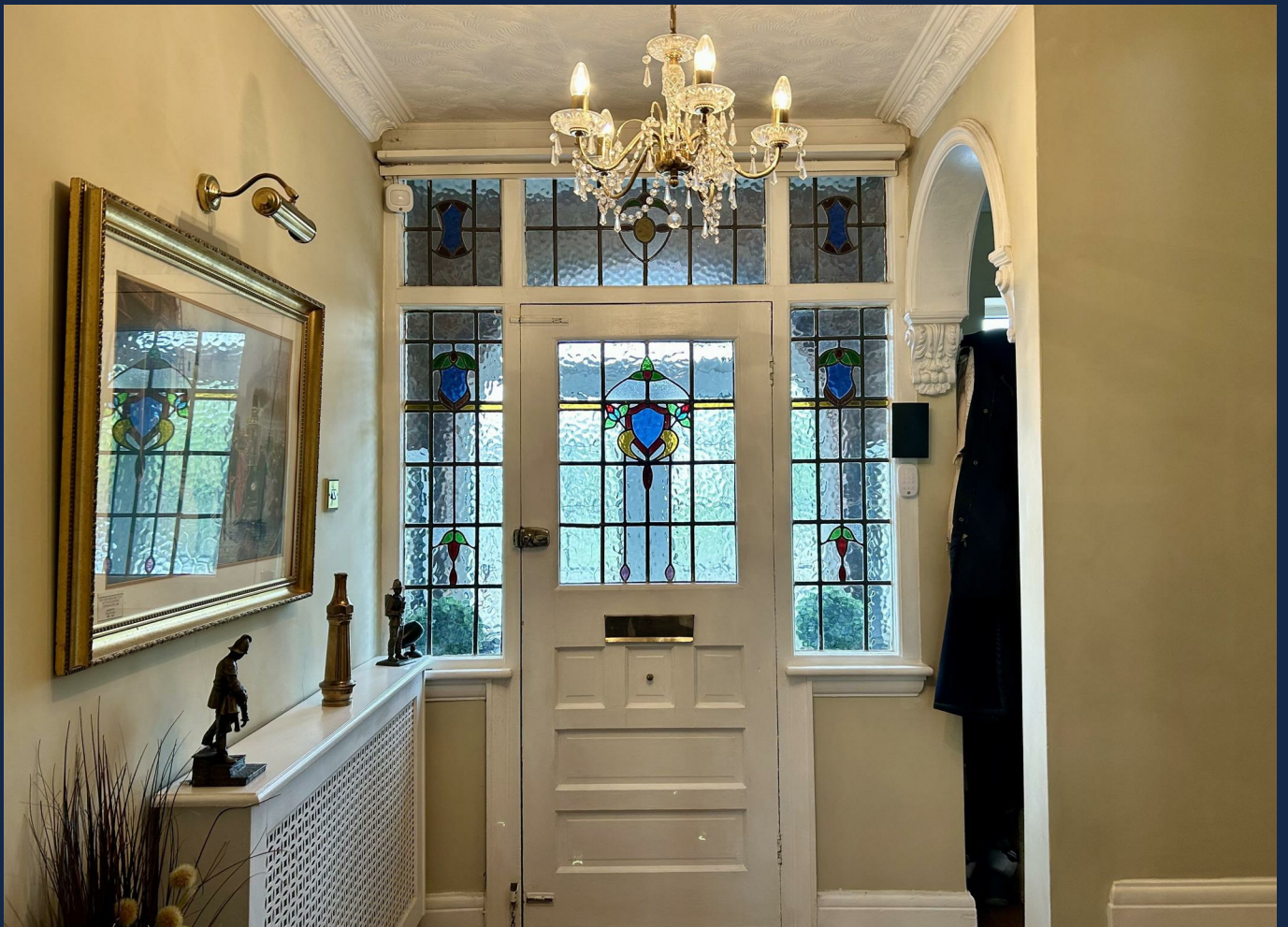
### A Distinctive Residence on Manor Way Elegance, Character & Countryside Charm

In a sought after location, this stylish detached home blends period charm with modern convenience. Set on a generous plot with beautifully landscaped gardens, it boasts a private swimming pool, well appointed living spaces, and impressive kerb appeal an ideal retreat for families and discerning buyers alike.

Inside, the home opens with a driveway and side access to the garden, leading to a spacious entrance porch and hall complete with cloak area and cellar access. The ground floor offers two elegant reception rooms, one with French doors opening onto the garden, as well as a generous kitchen diner, utility hall, downstairs W.C., and access to the store. Upstairs, a grand landing leads to four well proportioned bedrooms, with one including en suite, and a stylish family bathroom. The expansive rear garden is a true focal point complete with a lawn, sun drenched patio, and a sparkling swimming pool, all backing onto tranquil open countryside for the perfect blend of privacy and scenic views.

The property enjoys a welcoming sense of community while remaining conveniently close to local amenities, highly regarded schools, and excellent transport links. Whether you're looking for your next family home or a peaceful place to settle down, this charming residence on Manor Way is sure to impress.

An exceptional opportunity book your private viewing today. JH 27/01/2026 V2 EPC=D







#### Approach

Via block paved driveway, garage access and access to entrance porch via double glazed obscured door.

#### Entrance porch

Feature open brick arch with open brick walls, stained glass door with five side panels into entrance hall.

#### Entrance hall

Central heating radiator, coving to ceiling, feature arch into cloakroom having double glazed window to front, doors into cellar, kitchen and two reception rooms, coving to ceiling.

#### Dining room 11'9" min 14'5" max x 11'9" (3.6 min 4.4 max x 3.6)

Double glazed bay window to front, double glazed obscured window to side, central heating radiator, coving to ceiling.

#### Lounge 13'5" min 15'5" max x 11'9" (4.1 min 4.7 max x 3.6)

Double glazed French doors to rear, double glazed bay window, coving to ceiling, central heating radiator, double glazed obscured window to side, feature fire with surround.

#### Kitchen 16'8" x 8'10" (5.1 x 2.7)

Double glazed window to rear, feature gas fireplace, coving to ceiling, solid wood wall and base units with square top surface over with splashbacks to match, sandstone flooring, integrated dishwasher, integrated oven, hob, extractor, integrated fridge, display wall units, door into inner hall giving access to utility.











Utility 6'6" x 7'6" (2.0 x 2.3)

Double glazed door to rear with double glazed windows to rear and side, space for American style fridge freezer, space for washing machine and tumble dryer, door into store housing the central heating boiler.

Cellar 9'2" x 5'10" (2.8 x 1.8)

With window to garage and power.

Downstairs w.c.

Obscured window to side, wash hand basin and w.c.

First floor landing

Central heating radiator, loft access, coving to ceiling with ceiling rose, doors into bedroom and family bathroom.

Bedroom one 7'10" x 19'0" (2.4 x 5.8)

Double glazed window to front, central heating radiator, coving to ceiling, sliding fitted wardrobes, dado rail and door to en-suite.

En-suite

Double glazed obscured window to rear, central heating radiator, corner shower, low level flush w.c., pedestal wash hand basin.

Bedroom two 11'9" x 14'1" (3.6 x 4.3)

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

Bedroom three 15'1" max 11'9" min x 11'9" (4.6 max 3.6 min x 3.6)

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

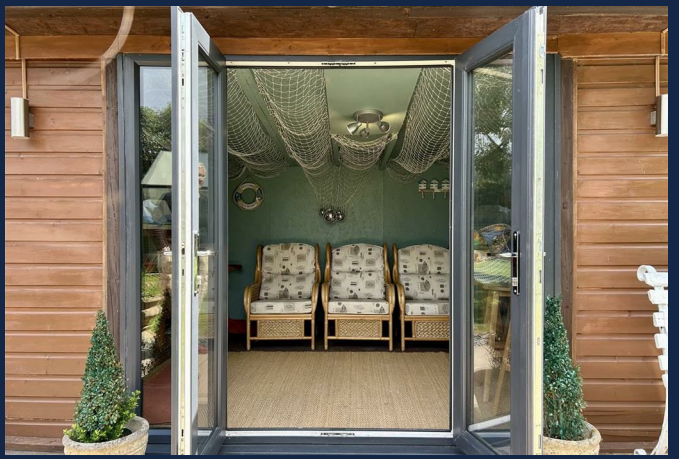
Bedroom four 7'10" x 8'10" (2.4 x 2.7)

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

Bathroom

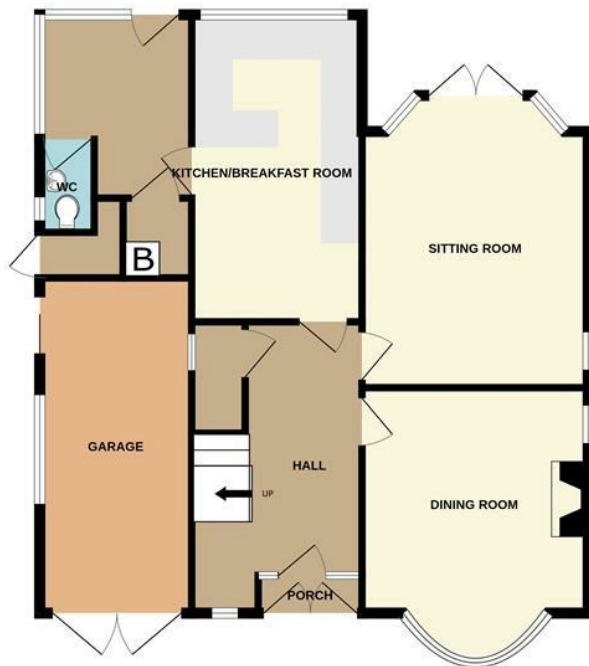
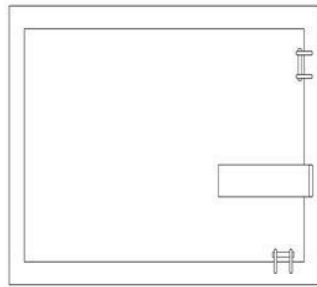
Two double glazed obscured windows to rear, corner bath, pedestal wash hand basin, w.c., complementary tiling to walls, inset ceiling light points.







GROUND FLOOR  
863 sq.ft. (80.2 sq.m.) approx.



1ST FLOOR  
749 sq.ft. (69.6 sq.m.) approx.



TOTAL FLOOR AREA : 1612 sq.ft. (149.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.

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### Rear garden

Slabbed patio area, two slabbed paths to either side of the lawn with a variety of shrubs and stone chipping beds, swimming pool with slabbed patio, hedgerow, lawn, summer house and sheds.

### 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 F

### 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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