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FIND YOUR HOME



112 Manor Abbey Road
Halesowen,
West Midlands
B62 0AA

Offers Over £750,000



Situated on the highly sought-after Manor Abbey Road in Lapal, this impressive detached home combines contemporary design with generous family living space. From the moment you arrive, the property's striking exterior makes a lasting impression.

Inside, a grand double-height entrance hall welcomes you with an oak staircase, glass balustrade, and a central chandelier, setting the tone for the elegant interior throughout. Oak doors lead into the various reception spaces, including a comfortable front lounge, formal dining room, well-appointed study and a stylish fitted kitchen. The kitchen features integrated appliances, a breakfast bar, and seamless access to the utility room, which provides space for white goods and connects to a downstairs W.C. and the internal garage. A bright conservatory at the rear offers the perfect space to relax while overlooking the landscaped garden. Upstairs, the home continues to impress with five generously sized bedrooms, two of which benefit from en-suite shower rooms, alongside a modern family bathroom. The rear garden is beautifully maintained and thoughtfully designed, featuring decking, lawn, trees, and shrubs - ideal for both relaxation and outdoor entertaining.

Additional benefits include triple glazing and central heating where specified, ensuring year-round comfort and efficiency. With its spacious layout, contemporary finish, and desirable location, this property offers the perfect blend of modern living and family practicality. JH 30/10/2025







Approach

Via a block paved driveway with raised block paved edging with a variety of shrubs and lawn, block paved step up to solid oak door with two triple glazed side panels leading into entrance hall.

Entrance hall

Coving to ceiling, central heating radiator, engineered oak flooring, oak staircase to first floor accommodation, oak doors into kitchen, dining room, living room, cloakroom and study.

Front reception room 19'0" x 13'9" (5.8 x 4.2)

Triple glazed bay window to front, two central heating radiators, coving to ceiling, feature fire with surround.

Dining room 12'1" x 13'9" (3.7 x 4.2)

Double glazed sliding doors into conservatory, coving to ceiling, central heating radiator, entrance to kitchen.

Conservatory

Double glazed French doors to the rear, double glazed windows to surround, open brick feature wall.

Kitchen 22'7" x 8'10" (6.9 x 2.7)

Two double glazed windows, one into conservatory and the other facing rear garden, central heating radiator, door into the utility, matching wood effect wall and base units with square top surface over and splashbacks to match, integrated sink with drainer and mixer tap, integrated dishwasher, integrated double oven, hob, extractor, space for American style fridge freezer, integrated dishwasher, breakfast bar.











Utility

Triple glazed window to rear, vertical central heating radiator, door into downstairs w.c., matching high gloss wall and base units with roll top surface over and splashback tiling to walls, central heating boiler, oak door to side entrance and door into the garage.

Downstairs w.c.

Low level flush w.c., wash hand basin with mixer tap, vertical central heating towel rail, half height tiling to walls, double glazed obscured window to rear.

Garage 19'1" x 14'0" (5.83m x 4.29m)

Up and over garage door, meters, fuse box and power.

Study 5'10" x 16'8" (1.8 x 5.1)

Triple glazed window to front, central heating radiator, glass window into cloakroom, inset ceiling light points.

First floor landing

Loft access, inset ceiling light points, triple glazed skylight, door to inner landing with bathroom and bedrooms.

Bedroom one 14'5" x 16'0" max into wardrobes (4.4 x 4.9 max into wardrobes)

Triple glazed window to front, central heating radiator, two doors to eaves storage, built in wardrobes, coving to ceiling, oak door to en-suite shower room.

En-suite shower room

Triple glazed obscured window to side, shower with monsoon head over, wash hand basin with mixer tap and splashback tiling, vertical central heating towel rail, low level flush w.c.

Bedroom two 13'9" x 15'5" (4.2 x 4.7)

Triple glazed window to front, central heating radiator, coving to ceiling, built in wardrobes.

Bedroom three 9'10" max x 14'5" max (3.0 max x 4.4 max)

Triple glazed window to rear, central heating radiator, coving to ceiling, oak door into en-suite.

En-suite

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







Bedroom four 13'9" x 10'2" (4.2 x 3.1)
Triple glazed window to rear, central heating radiator, coving to ceiling, built in wardrobes.

Bedroom five 11'5" x 11'9" (3.5 x 3.6)
Triple glazed window to front, central heating radiator, coving to ceiling.

Bathroom
Triple glazed obscured window to rear, vertical central heating towel rail, bath with mixer tap, splashback tiling, low level flush w.c., wash hand basin, mixer tap and splashback, shower with monsoon head over and tiling to walls, inset ceiling light points.

Rear garden
Slabbed pathway through lawn with shrubs and decking area. side access and to the rear of the garden is a variety of shrubs, metal shed with electrics.

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

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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 your offer until these checks have been carried out.

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