



60 Manor Abbey Road  
Halesowen,  
West Midlands B62 0AB

*Offers In The Region Of £385,000*

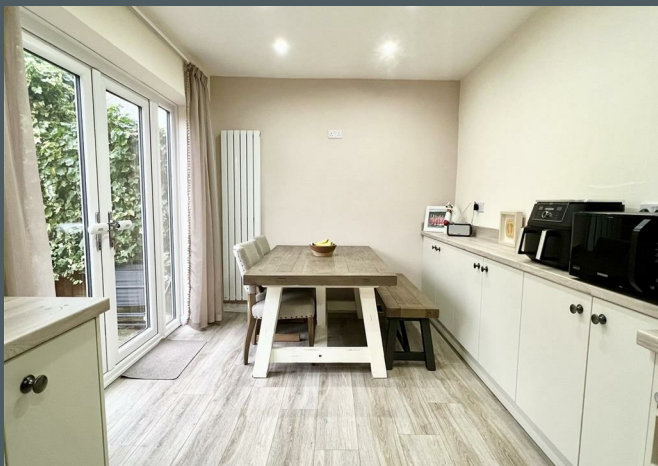
*...doing things differently*

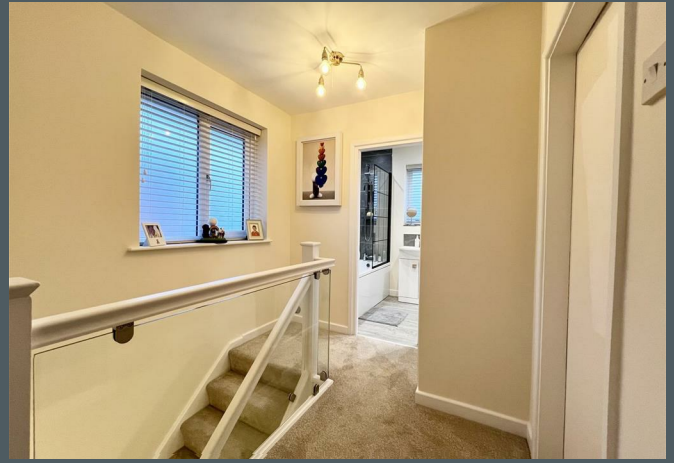


An impressive Semi detached home that has been RECENTLY REFURBISHED TO A HIGH STANDARD THROUGHOUT.

This delightful family home finds itself situated in the very popular Lapal triangle. The layout in brief comprises of entrance porch, hallway with smart storage under stairs, a spacious lounge with feature log burner and bay window, a modern and well appointed kitchen/diner, a utility/ laundry area with integral garage access, and a downstairs shower room with w.c. Heading upstairs are two good sized double bedrooms, a third bedroom ideal for an office or nursery, and the house bathroom. Externally the property offers ample off road parking to front over the block paved driveway and access to rear via garage. At the rear of the property is a landscaped rear garden with slabbed seating areas both near to the property and at the end of the garden to help in taking in the view in the distance. V3  
13/02/24 AF EPC=C







### Location

Lapal is one of our most sought after locations in Halesowen. Located to the east of the town centre it is mainly larger 1930's style house along with the ever popular 1980's housing development of Abbeyfields, offering a selection of one bedroom flats through to four bedroom detached houses. Some of the most sought after addresses in the area include Manor Abbey Road, Leasowes Lane, Priory Road and Shenstone Avenue.

The area is served by an excellent parade of shops around the Spies Lane/Carters Lane roundabout with take-aways, pharmacy and a co-op, not forgetting the local landmark Manor Vets.

Close to junction 3 of the M5 motorway Lapal offers excellent links to the greater West Midland motorway network. It also benefits from bus services to Halesowen, Birmingham and Dudley. Lapal backs onto the historic Grade I listed Leasowes Park where visitors can make the most of opportunities to while away the days across the 57 hectare site, whether it's a walk along the many footpaths taking in the wonderful views or exploring the wildlife and wildflowers that have made a home for themselves. It is also home to Halesowen Golf Club. The popular schools of Lapal Primary and Leasowes High School serve the area both rated 'Good' by Ofsted.







#### **Approach**

Via block paved driveway with mature flower and shrub beds, steps and hand rail leading to porch.

#### **Porch**

Double glazed sliding patio door to:

#### **Hallway**

Front door and double glazed window to side, ceiling light point, central heating radiator, under stairs storage, modern bannister with glass panelling, laminate flooring.

#### **Lounge 17'0" max x 11'5" max (5.2 max x 3.5 max)**

Ceiling light point, decorative coving, double glazed feature bay window to front, log burner, central heating radiator, laminate flooring.

#### **Kitchen diner 18'0" max x 8'6" max (5.5 max x 2.6 max)**

Double glazed window to rear, sliding patio door, ceiling spotlights, range of wall and base units

with wood effect work surfaces over, one and a half bow sink and drainer, four ring gas hob, double oven, built in fridge and wine rack, central heating radiator, laminate flooring and access to pantry.

#### **Utility room 13'5" x 6'10" max (4.1 x 2.1 max)**

Double glazed window, skylight and ceiling light, laundry area with central heating radiator, tiled floor and internal garage access.

#### **Shower room 8'10" x 2'11" (2.7 x 0.9)**

Ceiling light and extractor, shower cubicle, wash hand basin, low level w.c., central heating radiator, tiled floor and walls.

#### **Garage 13'5" x 7'2" (4.1 x 2.2)**

Skylight, electric supply and split front door.

#### **First floor landing**

Double glazed window to side, ceiling light point, loft access.



**Bedroom one 14'1" max x 10'2" max (4.3 max x 3.1 max)**

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

**Bedroom two 12'1" max x 10'2" (3.7 max x 3.1)**

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

**Bedroom three 8'10" x 7'6" (2.7 x 2.3)**

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

**Bathroom**

Double glazed obscured window, ceiling spotlights, extractor, shower over bath with tiled surround, wash hand basin with storage beneath, low level flush w.c., heated towel rail, laminate flooring.

**Rear garden**

**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

**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. In the absence of being able to provide appropriate physical copies of the above, Lex Allan Grove reserves the right to obtain electronic verification.

**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 Mr Tony Lowe of Green Street Surveys 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 20% of the fee that you pay to Green Street Surveys. This referral fee does not impact the actual fee that you would pay Green Street Surveys had you approached them direct 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. Lex Allan do not have any authority to make representation and accordingly any information is entirely without responsibility on the part of Lex Allan 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 distances given are approximate only. 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 or whether they are year 2000 compliant.

VIEWING View by appointment only with Lex Allan. Opening times: Monday - Friday 9.00am to 5.30pm, Saturday 9.00am to 4.00pm.

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