



**LexAllan**  
**Grove** *Halesowen*

81 Manor Abbey Road,, Halesowen  
B62 0AB

*Offers Over £550,000*

A truly impressive five bedroom detached family home, that has been renovated and improved by the current owner to a high standard throughout. Finding itself with possibly the best views in Halesowen. This lovely five bedroom detached family home is situated in the very popular location of Manor Abbey Road.

The layout in brief comprises: Entrance porch, spacious hallway with access to ground floor w.c., a dual aspect lounge and dining room with feature log burner, a rear facing conservatory off the back of the lounge, a modern breakfast kitchen with built-in fridge, dishwasher and very handy pantry, utility room that provides to rear garden and integral access to the garage. The garage benefits from an electric roller door and additional w.c.

Heading upstairs is a pleasant landing with sky light, four good-sized double bedrooms, a fifth bedroom/office, and two house bathrooms. Externally the property offers a landscaped garden, tiered down to first lawn, a patio seating area and a further lawned garden behind trellis with space for a shed. To the front is a block paved driveway and side access through to rear. AF 5/4/24 V2 EPC=D







## Location

Halesowen lies approximately 7 miles from Birmingham City Centre and is just minutes away from junction 3 of the M5 motorway, giving access to the greater motorway network all around the West Midlands. The History of Halesowen stems back as far as the Anglo Saxons and it was listed in the Domesday Book as being larger than Birmingham. It forms part of the southern edge of the Black Country and during the industrial revolution it became synonymous with nail and screw making, an industry that still survives to a lesser extent today. Despite its proximity to the Black Country it still retains areas of beauty. Leasowes Park is thought to be one of the first natural landscaped gardens in England. Certain areas of the town have retained a certain number of Victorian houses but further development during the 1960's and 70's saw the building of several large housing estates. It has a number of highly sought after primary and secondary schools. Whilst Halesowen no longer has a train station of its own, the Worcester to Birmingham line passes along the northern edge of its boundary and the stations of Cradley Heath, Old Hill and Rowley Regis are all within a few miles of the town centre. Halesowen's bus station is a busy interchange and a regular service runs to Birmingham City Centre.

## Approach

Accessed via block paved driveway with side access and mature flower beds.

## Porch

Wall light, double glazed units and front door.

## Hallway

Ceiling light point, wall light point, double glazed front door, central heating radiator, karndean flooring.

## Lounge diner 11'9" max x 24'3" max (3.6 max x 7.4 max)

Dual aspect double glazed windows, double glazed patio door to rear, two ceiling light pints, two central heating radiators, feature log burner, wood effect laminate floor.

## Consevatory 11'9" x 6'2" (3.6 x 1.9)

Double glazed windows looking over views of the rear garden, wood effect laminate flooring.

## Breakfast kitchen 14'9" max x 9'10" max (4.5 max x 3.0 max)

Double glazed window to rear, spotlights to ceiling, part tiled walls, range of wall and base units, wood effect work tops, five ring gas hob, electric oven, extractor, ceramic one and a half bowl sink and drainer, breakfast bar, built in dishwasher and fridge freezer, pantry off.

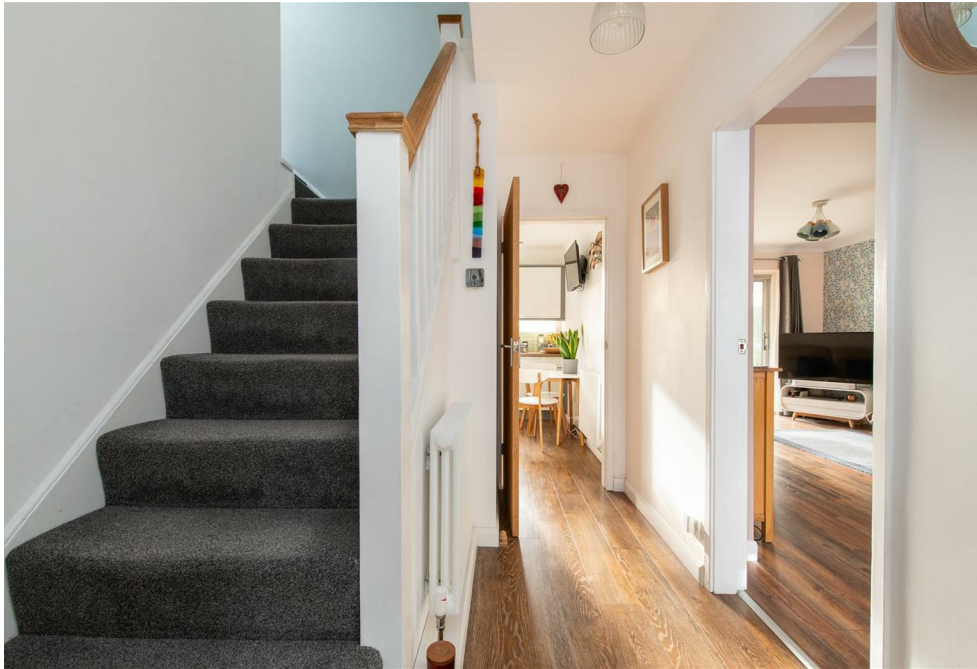
## Utility 10'5" max 5'10" min x 16'0" max 4'11" min (3.2 max 1.8 min x 4.9 max 1.5 min)

L shaped with wall and base units, wood effect work surface with one and a half bowl ceramic sink and drainer.

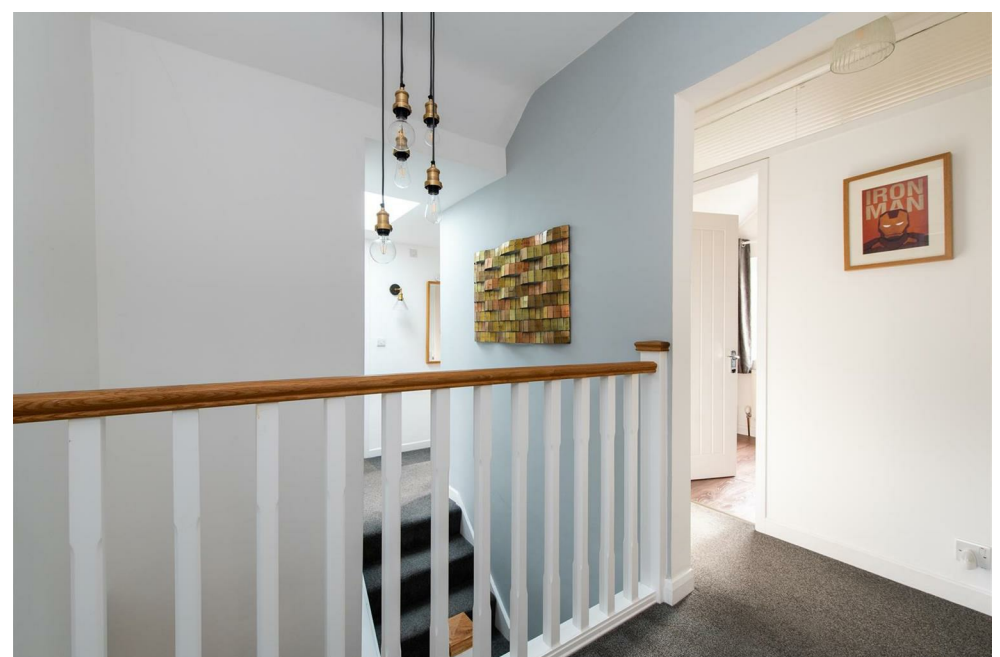
## Garage 32'5" max x 12'5" max (9.9 max x 3.8 max)

Electric roller door, ceiling light, side door.















### **Downstairs w.c.**

Ceiling light point, half tiled walls, low level w.c., wash hand basin.

### **First floor landing**

Gallery style landing with skylight, ceiling light point, two wall light points, loft access and doors radiating to:

#### **Bedroom one 12'9" x 11'9" (3.9 x 3.6)**

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

#### **Bedroom two 10'9" x 11'9" (3.3 x 3.6)**

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

#### **Bedroom three 12'1" x 12'5" (3.7 x 3.8)**

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

#### **Bedroom four 13'1" x 10'2" (4.0 x 3.1)**

Two double glazed windows to front with stunning views towards Clent Hills,, ceiling light point, central heating radiator.

#### **Bedroom five/study 8'6" max x 6'10" (2.6 max x 2.1)**

Double glazed window to rear with stunning views over neighbouring district, ceiling light point, central heating radiator.

### **House bathroom**

Double glazed window to side, ceiling spotlights, bath and shower cubicle, low level flush w.c., wash hand basin and cabinet, heated towel rail.

### **Second bathroom**

Double glazed window, ceiling spotlights, shower cubicle, wash hand basin with cabinet, low level flush w.c., heated towel rail.

### **Rear garden**

Landscaped and tiered with step down to lawned area and two slabbed seating areas, mature raised flower beds and mature borders. There is also a further garden with space for shed with second lawned area.

### **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. 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.

GROUND FLOOR

1ST FLOOR



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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**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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