

31 Manor Lane, Halesowen, B62 8PZ



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Hicks Hadley

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****NO UPWARD CHAIN** **SUPERB TRADITIONAL FEATURES****

Well presented three bedroom traditional semi-detached property requiring modernisation in this most popular of locations for schools, transport links and all local amenities. The property briefly comprises: porch, entrance hall, spacious lounge, rear sitting room, dining room, kitchen, three bedrooms and bathroom to first floor. The property further benefits from: garage, block paved driveway and long attractive private rear garden. **FANTASTIC LOCATION. GREAT FAMILY HOME. EARLY VIEWING ADVISED. EPC: E**

Hicks Hadley

Offers In The Region Of £350,000 - Freehold



Porch

Having obscured double glazing to front and side elevation and door into:

Reception Hall

With electric storage heater, under stairs storage cupboard, stained glass window to front elevation, stairs to first floor and doors into:

Spacious Lounge 15'4 x 11'4 (max) (4.67m x 3.45m (max))

With gas fire and window to front elevation.

Rear Sitting Room 15'11 x 10'9 (max) (4.85m x 3.28m (max))

With feature fireplace, gas fire, double glazing to rear elevation and double glazed door into garden.



Dining Room

With feature fireplace, double glazed window to rear elevation and door into:

Kitchen 12'4 x 7'2 (max) (3.76m x 2.18m (max))

Having matching wall and base units with worktop over, sink unit, ceramic tiling, door into garage and double glazed door into garden.

Landing

With stained glass window to side elevation and doors into:

Bedroom One 15'4 x 11'4 (max) (4.67m x 3.45m (max))

Having window to front elevation, fireplace and gas fire.

Bedroom Two 13'8 x 10'10 (max) (4.17m x 3.30m (max))

Having double window to rear elevation, fireplace and gas fire.

Bedroom Three 9'4 x 6'9 (2.84m x 2.06m)

With double glazed window to rear elevation.

Bathroom

Having panel bath, low flush wc, pedestal wash hand basin, storage cupboard, ceramic tiling, loft hatch and obscured double glazed window to rear elevation.

Garage

Accessible from the front and via a door from the kitchen.



Outside

Front: With lawn, some border shrubbery and adjacent block paved driveway leading to front door and garage door.

All mains services are connected.

Broadband/mobile coverage- please check on link: - [//checker.ofcom.org.uk/en-gb/broadband-coverage](http://checker.ofcom.org.uk/en-gb/broadband-coverage)

Rear: With patio area, pathway down left hand side with adjacent lawns and attractive border shrubbery.

Agents Note

COUNCIL TAX BAND: D

We have been informed that the property is freehold. Please check this detail with your solicitor.

EPC: TBA

