

.31 Manor Lane, Halesowen, B62 8PZ




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Hicks Hadley

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****SUPERBLY RENOVATED** **NO UPWARD CHAIN****

A fantastically renovated three bedroom semi-detached property in this most popular of locations for schools, transport links and all local amenities. The property briefly comprises: porch, entrance hall, spacious lounge, separate dining room, refitted kitchen, separate utility, downstairs wc, three generously sized bedrooms and refitted bathroom to first floor. The property further benefits from fabulous long private rear garden, driveway, garage fronted store, gas central heating and double glazing. EARLY VIEWING HIGHLY RECOMMENDED TO APPRECIATE THE QUALITY OF THE RENOVATION. EPC: E

Offers In The Region Of £455,000 - Freehold

Hicks Hadley



Porch

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

Entrance Hall

With storage cupboard, central heating radiator, stained glass feature glazing, stairs to first floor and doors into:

Spacious Lounge 15'1" x 11'4" (max) (4.606 x 3.459 (max))

With central heating radiator and double glazed bay window to front elevation.

Dining Room 14'11" x 10'7" (4.568 x 3.241)

With central heating radiator, double glazing to rear elevation and double glazed door to rear elevation.

Refitted Kitchen 14'9" x 12'0" (max) (4.50m x 3.66m (max))

Having matching wall and base units with worktops over to incorporate one and a half bowl drainer sink unit, gas hob, extractor over, integrated oven, spotlights, double glazed window to rear elevation, double glazed French doors into garden and door into:

Separate Utility 6'10" x 5'6" (2.084 x 1.687)

Having plumbing for automatic washing machine, space for fridge freezer, space for further appliance, worktop, central heating radiator and door into:

Downstairs WC

With low flush wc and wall mounted wash hand basin.

Landing

With obscured double glazed window to side elevation and doors into:

Bedroom One 15'3" x 11'4" (4.649 x 3.468)

With central heating radiator and double glazed bay window to front elevation.

Bedroom Two 12'11" x 10'9" (3.948 x 3.292)

With central heating radiator and double glazed window to rear elevation.

Bedroom Three 8'2" x 6'3" (max) (2.51 x 1.907 (max))

With central heating radiator and double glazed window to front elevation.

Refitted Bathroom 9'5" x 6'9" (2.876 x 2.063)

Having freestanding bath, walk in shower cubicle, low flush wc, vanity wash hand basin, tiled flooring, spotlights and obscured double glazed window to rear elevation.



Garage Fronted Store

With up and over door.

Outside

Front: Block paved driveway leading to front door and garage door entrance.

Rear: With decked patio area leading down left hand pathway to rear of the garden with lawns and mature shrubbery.

Agents Note

COUNCIL TAX BAND: D

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



All main services are connected (gas/electric/water).

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

EPC: E

Vendors notes

Vendor has advised the below.

Newly fitted FENSA approved UPVC windows throughout
new boiler and central heating system
Full electrical rewire

