

**AP MORGAN**



**Manor Abbey Road, Halesowen**  
**£575,000**



**Features:**

- Five bedroom detached property
- Three bathrooms
- Open plan kitchen/living/diner
- Large private rear garden
- Large private driveway
- Close to amenities
- Sought after area
- EPC- D

**Description:**

An immaculately presented five-bedroom detached property in a sought-after area of Lapal. This property has been tastefully decorated throughout and is a fantastic opportunity for anyone looking for a spacious family home. The property in brief: Entrance porch, entrance hall leading to the sitting room which benefits from a feature bay window. Further down the hall is a delightful kitchen and open plan living area which benefits from oodles of natural light let in from the expansive bi-fold doors which span the width of the kitchen. The nicely fitted and modern kitchen boasts plenty of storage and an integrated dishwasher, 5 burner gas hob, double oven, and double microwave. Off the kitchen is a utility that has space for a washing machine and tumble-dryer which also connects to a W.C and garage. Lastly on the ground floor is a home office which also benefits from bi-fold doors onto the rear garden. The first floor accommodates two double bedrooms, one with en-suite and feature bay window in the second, also on the first floor is a family bathroom with bath and walk-in shower and a second bedroom which is currently used as a dressing room. Leading up to the second floor is a further double bedroom with an en-suite and a further good size single bedroom. Externally the property boasts an expansive rear garden which has a large patio area perfect for alfresco dining, followed by a lawned area with planting borders to the sides. A large private driveway with space for several vehicles and an accompanying garage which also has access to the utility room and W.C. Ideally situated in the sought-after area This property is ideal for families due to its close proximity to good local schooling of all ages. For commuters, there are road links to Birmingham and the M5 via Manor Way, as well as routes into Halesowen and Merry Hill. Local shops and amenities are to hand, with further shops being accessed in Halesowen town centre.





## Details:

### Lounge

13' 0" x 15' 3" (3.96m x 4.64m) (Max)

### Kitchen/Diner

11' 8" x 21' 5" (3.55m x 6.52m) (Max)

### Open plan living area

11' 6" x 19' 4" (3.50m x 5.89m) (Max)

### Office

11' 0" x 9' 8" (3.35m x 2.94m) (Max)

### Utility Room

7' 6" x 6' 3" (2.28m x 1.90m) (Max)

### W.C

3' 6" x 7' 3" (1.07m x 2.21m) (Max)

### Family Bathroom

11' 1" x 7' 7" (3.38m x 2.31m) (Max)

### Bedroom Two

10' 4" x 14' 9" (3.15m x 4.49m) (Max)

### En-suite

4' 8" x 6' 2" (1.42m x 1.88m) (Max)

### Bedroom Three

13' 6" x 14' 9" (4.11m x 4.49m) (Max)

### Bedroom Four

9' 7" x 7' 7" (2.92m x 2.31m) (Max)

### EPC Rating: D

**Council Tax Band:** E (tbc by solicitors).

**Tenure:** Freehold (tbc by solicitors).

For more information or to arrange a viewing, please call us on 0121 809 9809.



## How can we help you?

### Need a mortgage?

We recommend Morgan Financial Solutions. They will search the market for you to ensure you get the right lender and mortgage deal. They typically achieve mortgage offers much more quickly than if you were dealing with lenders directly. The initial appointment is free and without obligation. Call us on 0121 809 9809, or visit their website for more information: [www.morganfs.co.uk](http://www.morganfs.co.uk)

### Property to sell?

If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation and we will visit your property and discuss your needs.

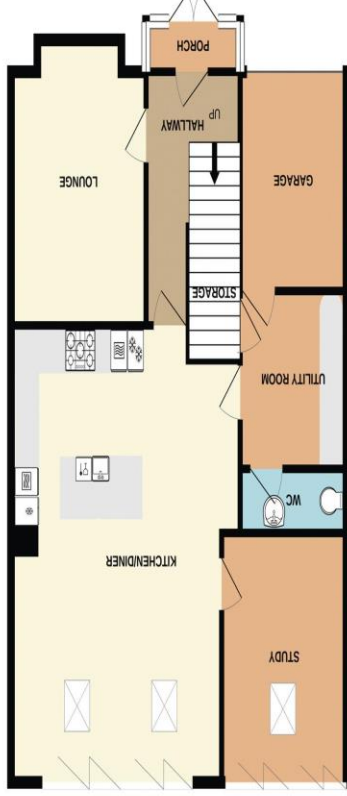
### Need a solicitor?

A good solicitor can save you literally weeks of time in the buying/selling process, reducing the stress levels of all involved. We will instruct a reputable firm that is competitive on cost and very reliable. Just ask for a quote.

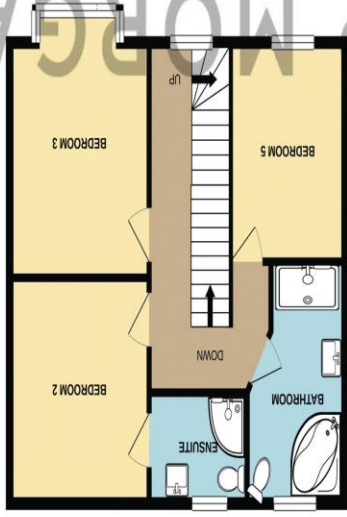
### Need a removal company and storage?

A professional removal company takes the stress out of moving. Knowing that your belongings are safe and insured far outweighs any small savings by trying to do it yourself or using a man-and-a-van service. We work closely with and recommend Cube Removals as the leading local firm. For peace of mind and a reliable service call them on 0800 193 0000 or visit their website, [cuberemovals.co.uk](http://cuberemovals.co.uk), to arrange a survey.

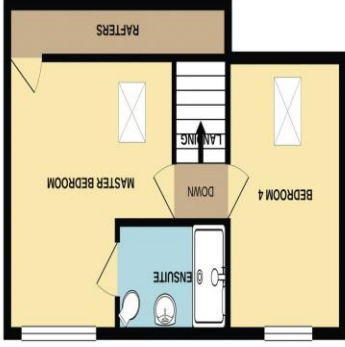
GROUND FLOOR  
879 sq.ft. (81.6 sq.m.) approx.



1ST FLOOR  
563 sq.ft. (52.3 sq.m.) approx.



2ND FLOOR  
374 sq.ft. (34.8 sq.m.) approx.



TOTAL FLOOR AREA: 1816 sq.ft. (168.7 sq.m.) approx.

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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