



143 Manor Lane
Halesowen,
West Midlands B62 8QN

Guide Price £375,000

...doing things differently



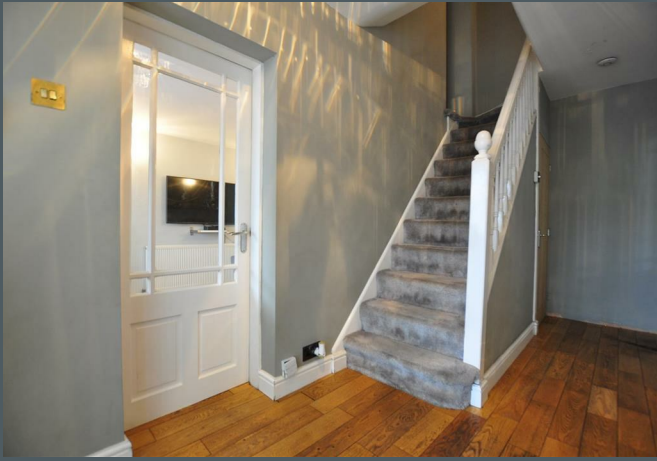
'MUST SEE HOUSE ON MANOR LANE' Situated on a generous sized corner plot this four bedroom family home is ideally positioned for commuter links and other local amenities. The property itself briefly comprises of a spacious double garage, porch, entrance hallway, open lounge diner, further reception room, kitchen, downstairs shower room, four bedrooms and house bathroom, finally there is a well maintained garden to the rear. Contact the office at the earliest opportunity to arrange your viewing. LA 16/10/2020 V2 EPC=D



Lex Allan Grove loves...
The large frontage.







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 offering parking for a large number of cars, having brick retaining walls, lawned area and a variety of shrubs.

Porch

With double glazed window and door to front leading into;









Entrance Hall

With central heating radiator, door and window to front, cupboard off and stairs rising to first floor accommodation.

Lounge Diner 11'9" x 29'10"(max)24'3"(min) (3.6 x 9.1(max)7.4(min))

With central heating radiator, double glazed bay window to front and double glazed door and window to rear, integrated log burner.

Reception Room Two 8'10" x 14'5"(min)19'0"(max) (2.7 x 4.4(min)5.8(max))

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

Kitchen 17'8" x 6'10"(min)9'2"(max) (5.4 x 2.1(min)2.8(max))

With double glazed window and doors to rear, a range of wall and base units with worksurface over incorporating sink with mixer tap, gas hob with extractor hood over, integrated oven, dishwasher and fridge, tiling to splashback, cupboard off.

Downstairs Shower Room

With low level flush w.c., wash hand basin, double glazed window to side, heated towel rail, shower enclosure with electric shower and fully tiled walls.

First Floor landing

With access to loft space and doors radiating off to;

Bedroom One 11'9"(min)14'9"(max)x10'9"(min)11'9"(max)

(3.6(min)4.5(max)x3.3(min)3.6(max))

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

Bedroom Two 14'5" x 10'5"(min)11'9"(max) (4.4 x 3.2(min)3.6(max))

With double glazed window to rear and central heating radiator.

Bedroom Three 14'9" x 5'10"(min)9'2"(max) (4.5 x 1.8(min)2.8(max))

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

Bedroom Four 5'10" x 7'6" (1.8 x 2.3)

With central heating radiator and double glazed window to front.

House Bathroom

With heated towel rail, shower enclosure having electric shower over, low level flush w.c., double glazed window to rear, bath with mixer tap over, wash hand basin, tiling to splash backs and extractor fan.

Rear Garden

With slabbed patio area stepping down to lawn, timber fencing to enclose.

Garage 15'5"(max)11'1"(min)x22'11"(max)14'9"(min) (4.7(max)3.4(min)x7.0(max)4.5(min))

With two metal up and over door to front and further door to rear.

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.

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 Grove Ltd do not have any authority to make representation and accordingly any information is entirely without responsibility on the part of Lex Allan Grove Ltd 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 and interior measurements are wall to wall. 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.



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Grove**

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