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FIND YOUR HOME



121 Manor Lane
Halesowen,
B62 8QN

Offers In Excess Of £340,000

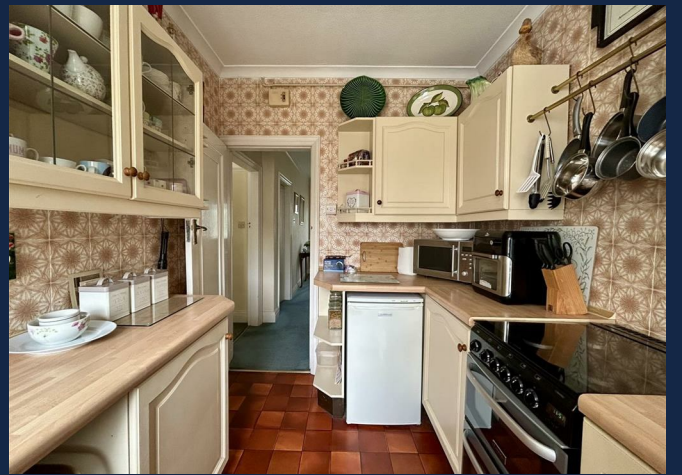


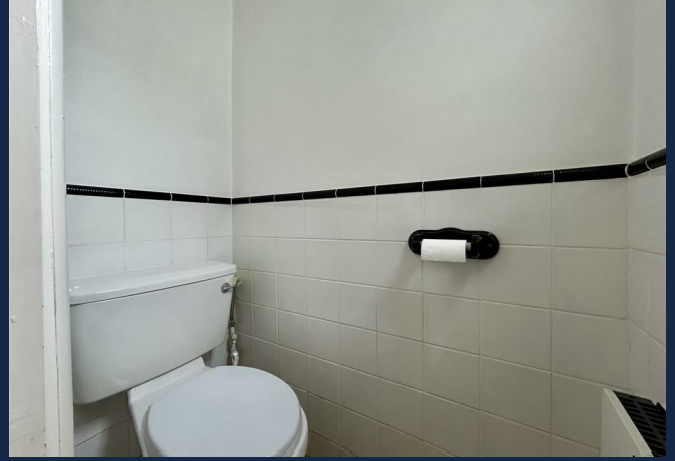
On sought-after Manor Lane in Halesowen, this spacious semi-detached home presents an excellent opportunity for growing families, offering generous accommodation, fantastic potential and a highly desirable location. Positioned within a well-established residential area, the property benefits from close proximity to local amenities, reputable schools and convenient transport links, making it perfectly suited to modern family living.

The property briefly comprises a driveway and lawned frontage, with access via an enclosed porch leading into the welcoming entrance hall, the heart of the home. From here, doors lead to two reception rooms and the kitchen. The rear reception room enjoys the added benefit of a bright sun room overlooking the garden, creating an ideal space for relaxing or entertaining. The kitchen provides access to a useful utility area, complete with a downstairs W.C. and internal access to the garage. To the first floor are three well-proportioned bedrooms, a family bathroom and a separate W.C. Externally, the rear garden is mainly laid to lawn, complemented by mature trees and a rockery, while offering a versatile blank canvas for further landscaping or personalisation.

Combining spacious living accommodation, comfortable bedrooms, practical parking, and exciting potential, this is a property that truly warrants early viewing. JH 11/05/2026 EPC=E







Approach

Via a tarmac driveway with raised lawn, obscured double doors into entrance porch.

Entrance porch

Stained glass windows, double glazed obscured door into entrance hall.

Entrance hall

Obscured window into the porch, central heating radiator, picture rails, under stairs storage to cellarette, stairs to first floor accommodation, doors into two reception rooms and kitchen.

Front reception room 12'1" min 14'5" max x 10'5" min 11'9" max (3.7 min 4.4 max x 3.2 min 3.6 max)

Stained glass bay window to front, dado rails, central heating radiator, coving to ceiling, feature fireplace with surround.

Lounge 14'1" x 11'1" max 9'10" min (4.3 x 3.4 max 3.0 min)

Glass and door and windows into conservatory, central heating radiator, picture rails, feature fireplace and surround.

Conservatory 10'5" x 6'10" (3.2 x 2.1)

Double glazed sliding patio doors to rear, two double glazed windows and corrugated plastic roof.











Kitchen 7'2" x 9'10" (2.2 x 3.0)

Double glazed window to rear, glass door into the rear porch, wall and base units with roll top work surface over, one and a half bowl sink with mixer tap and drainer, oven, gas hob, half height fridge and coving to ceiling.

Rear porch

Double glazed door to side, double glazed window to rear, door into utility.

Utility 5'10" x 12'5" (1.8 x 3.8)

Central heating radiator, internal door to garage, double glazed window to rear and door into the downstairs w.c.

Downstairs w.c.

With w.c., wall mounted electric heater and double glazed obscured window to side.

Garage 7'10" x 18'4" (2.4 x 5.6)

Double opening doors, central heating boiler and has power.

First floor landing

Stained glass obscured window to side, picture rails, doors into bathroom, separate w.c. and three bedrooms.

Bedroom one 14'5" x 9'6" min 10'9" max (4.4 x 2.9 min 3.3 max)

Bay window to front, central heating radiator, coving to ceiling, fitted wardrobes.

Bedroom two 9'10" min 11'1" max x 14'1" (3.0 min 3.4 max x 4.3)

Double glazed window to rear, coving to ceiling, central heating radiator, fitted wardrobes.

Bedroom three 8'10" x 7'6" (2.7 x 2.3)

Window to front, wall mounted heater, fitted wardrobes.

Separate w.c.

Obscured window to side and w.c.

Bathroom

Double glazed obscured window to rear, central

heating radiator, pedestal wash hand basin, bath with electric shower over and storage cupboard.

Rear garden

Slabbed patio area, lawn with raised rockery beds housing a variety of shrubs, trees to centre of lawn and stone chipping area to the rear. Two doors to brick outhouses.

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 D

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. All prospective purchasers will be required to undergo Anti-Money Laundering (AML) checks in accordance with current legislation. This may involve providing identification and financial information. It is our company policy to do digital enhanced checks through a third party and a fee will be payable for these checks." We will not be able to progress you offer until these checks have been carried out.

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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 our panel of surveyors 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 10% of the fee that you pay capped at £200.00 This referral fee does not impact the actual fee that you would pay had you approached any of the panel of surveyors directly 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.

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