



Long Lane, Halesowen
£400,000

Features:

- A traditional styled detached property
- Four bedrooms
- Three reception rooms
- Modern fitted kitchen and utility area
- Upstairs bathroom, ground floor w.c.
- Excellent rear garden with summer house
- Off road parking for multiple cars
- EPC rating C, PV panels with F.I.T.

Description:

A fine example of a four bedroom, detached home of fine character. The property briefly comprises: Recessed entrance to hallway, having a leaded window to side, door to the cellar stairs and a second service entrance to side. A light and airy front sitting room, with bay window and coal effect fire to surround. The main lounge overlooks the garden, having double doors to the patio area and a log burner to the substantial oak surround. Breakfast room also with a fireplace. The modern kitchen is fitted with units, integrated double oven, dishwasher and double bowl sink and drainer, a five ring gas hob and space for a slot in fridge/freezer. An arch to the utility area has a sink and access to the w.c. and side elevation. The cellar stairs are shelved and lead to a good storage space with the original cold shelving to walls. The first floor landing has high ceilings, a matching leaded window and a drop down ladder to the loft space. The main bedroom is dual aspect and offers ample space for wardrobes. Bedroom two, has three windows and original fireplace. There are two further ample single bedrooms and an excellent family bathroom, with separate bath and a shower to the alcove. Outside the front is given over to parking and double gates sit either side of the property. The extensive rear garden has seating areas, curved lawns, colourful borders and spectacular trees, a private area for entertaining in front of a large 12'x 10' Summer house with veranda, power and internal lighting, a green house, shed and log canopy are included. Other benefits of note: Majority double glazing, replaced central heating boiler, CCTV and PV Solar panels to the roof providing a quarterly feed in tariff. The location is convenient for a good range of shops and eating establishments, a grocery store, chemist, library and veterinary surgery, as well as a selection of larger supermarkets and community facilities further away in Black Heath. Early viewing is highly advised to secure this individual home.



Details:

Entrance Hallway

Front Sitting Room

15' 10" into bay x 12' 4" (4.82m x 3.76m)

Rear Lounge

16' 9" x 12' 0" (5.10m x 3.65m)

Breakfast Room

12' 4" x 10' 0" (3.76m x 3.05m)

Modern Kitchen

10' 0" x 7' 6" (3.05m x 2.28m)

Lobby with utility to left and w.c. to right hand side

Cellar

12' 10" x 12' 10" max into recess, all includes cold shelving and excludes stairs (3.91m x 3.91m)

Main stairs rise to first floor landing

Bedroom 1

16' 11" x 12' 4" (5.15m x 3.76m)

Bedroom 2

12' 0" x 11' 11" (3.65m x 3.63m)

Bedroom 3

11' 3" x 6' 11" (3.43m x 2.11m)

Bedroom 4

8' 9" x 6' 10" (2.66m x 2.08m)

Family bathroom

14' 6" x 4' 9" (4.42m x 1.45m)

EPC Rating: C

Council Tax Band: D (tbc by solicitors).

Tenure: Freehold (tbc by solicitors).

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



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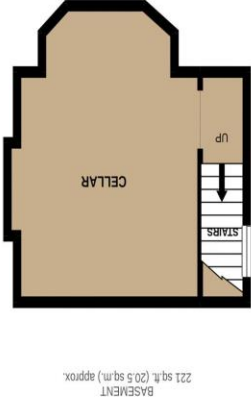
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation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

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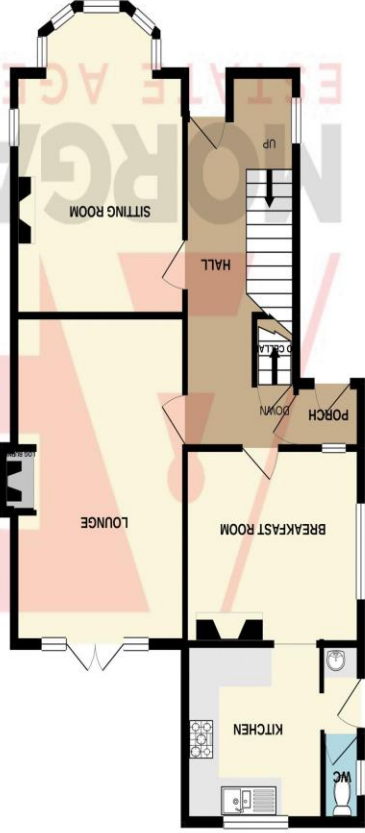
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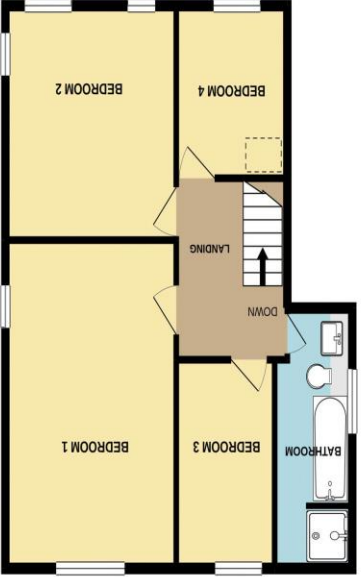
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BASEMENT
221 sq.ft. (20.5 sq.m.) approx.



GROUND FLOOR
753 sq.ft. (69.9 sq.m.) approx.



1ST FLOOR
626 sq.ft. (58.2 sq.m.) approx.

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TOTAL FLOOR AREA : 1599 sq.ft. (148.6 sq.m.) approx.

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