



Tanhouse Lane, Halesowen

£210,000

Features:

- A 3 bedroom semi-detached house
- Lounge
- Fitted kitchen diner
- 2 double bedrooms
- Modern bathroom with separate shower
- Front & rear gardens
- Off-road parking
- EPC rating D

Description:

A very well presented 3 bedroom semi-detached house on the outskirts of Halesowen. The property briefly comprises: Porch, hall, good sized lounge with bay window and feature fireplace with log burner. The hall leads on to the kitchen diner which has matching units and cupboards, inset sink and drainer, and space for the cooker of your choice, a fridge/freezer, washing machine and dishwasher. The dining area has space for table and chairs, has a wine rack built into the chimney breast, and french doors lead out to the rear garden. Upstairs presents double bedrooms 1 and 2, and bedroom 3 which makes an ideal study for working from home. The bathroom has been re-fitted and features a free-standing bath and separate shower cubicle. Outside the front has a garden area, a driveway for off-road parking. A side entry leads to the rear garden which has a patio area to the house, lawn and border planting and at the top of the garden is a deck area for barbecues. Benefiting from gas central heating and double glazing, this property is well situated for nearby local convenience stores and utilities. Halesowen town is also within two miles offering supermarket shopping, gyms, banks and the Cornbow shopping centre. There is good access to major road links as well as local public transport.



Details:

Porch

Hall

Lounge

14' 2" into bay x 10' 10" (4.31m x 3.30m)

Kitchen/Diner

17' 8" max x 11' 9" max (5.38m x 3.58m)

Stairs rise to first floor

Bedroom 1

11' 10" x 10' 11" (3.60m x 3.32m)

Bedroom 2

11' 9" x 10' 6" (3.58m x 3.20m)

Bedroom 3

6' 4" x 6' 3" (1.93m x 1.90m)

Bathroom

8' 8" x 6' 8" (2.64m x 2.03m)

EPC Rating: D

Council Tax Band: B (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.morgans.co.uk

Property to sell?

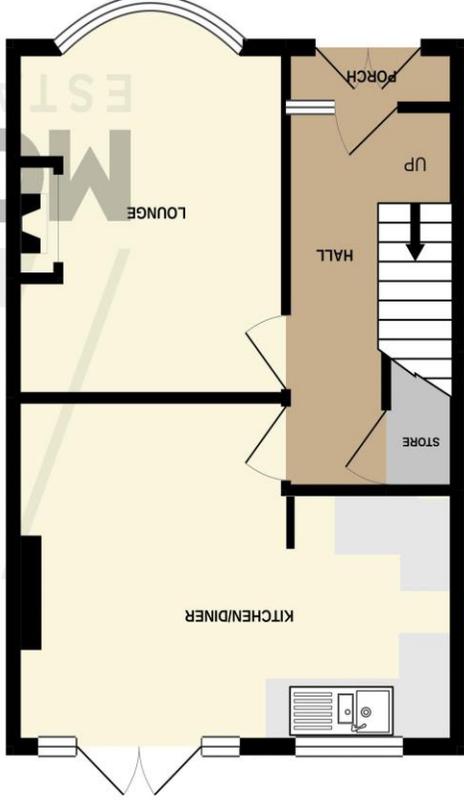
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation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

Need a solicitor?

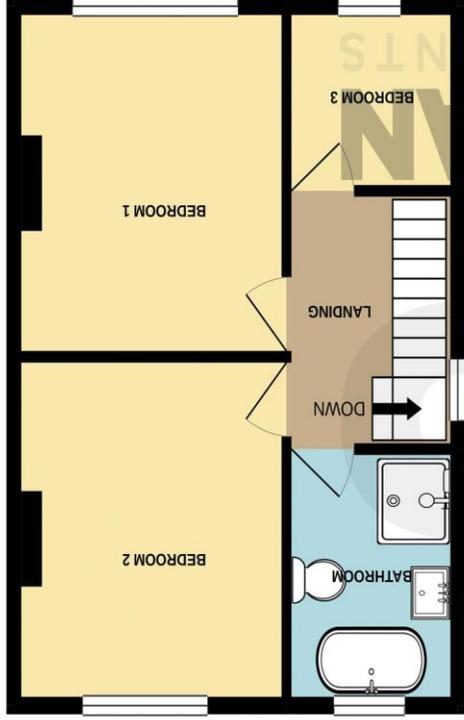
A good solicitor can save you literally weeks of time in the buying/selling process, reducing the stress levels of all involved. We will instruct a reputable firm that is competitive on cost and very reliable. Just ask for a quote.

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, to arrange a survey.



GROUND FLOOR
418 sq.ft. (38.8 sq.m.) approx.



1ST FLOOR
411 sq.ft. (38.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any 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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