



**Long Innage, Halesowen**  
Offers in Excess of £180,000



**Features:**

- Semi detached house
- Three bedrooms
- Lounge with bay window
- Kitchen/breakfast room
- Bathroom and downstairs WC
- Rear garden
- Driveway and garage
- EPC - E

**Description:**

This three bedroom semi detached family house with a modern interior, rear garden and driveway with garage. The property in brief: Entrance hall with downstairs WC, lounge with bay window and fireplace and kitchen/breakfast room with space for a fridge/freezer, table and washing machine, as well as an integrated gas hob and an oven. The kitchen also offers access to the rear garden. Upstairs: The spacious bedroom one sits to the rear of the property, and the double bedroom two sits to the front. There is also a well-proportioned bedroom three. The family bathroom has a modern white suite. Outside: The rear garden has a patio area ideal for furniture, and two further tiers with wood chippings, ideal for children to play. To the front is a driveway and a garage with an automatic door. This property is conveniently located near local schools, shops and amenities. There are local parks close by as well as bus routes to Stourbridge, Halesowen and Birmingham.





**Details:**

**Entrance Hall**

**Lounge**

15' 6" x 16' 3" into bay (4.72m x 4.95m)

**Kitchen/Breakfast Room**

11' 5" x 11' 4" (3.48m x 3.45m)

**WC**

7' 5" x 3' 8" (2.26m x 1.12m)

**Bedroom One**

13' 2" x 9' 6" min (4.01m x 2.89m)

**Bedroom Two**

15' 2" x 8' 1" min (4.62m x 2.46m)

**Bedroom Three**

10' 2" x 7' 0" (3.10m x 2.13m)

**Bathroom**

8' 2" x 5' 4" (2.49m x 1.62m)

**Garage**

16' 4" x 15' 6" (4.97m x 4.72m)

**EPC Rating:** E

**Council Tax Band:** C (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.

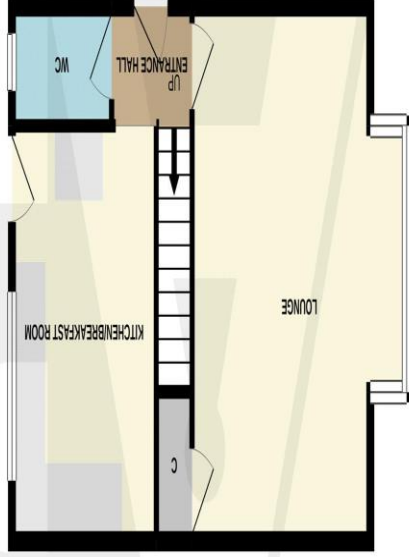
### Need a removal company and storage?

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.

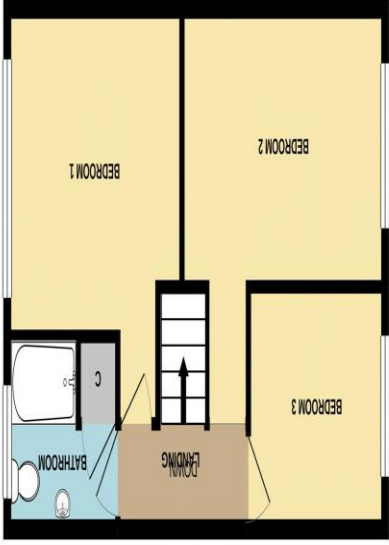
GROUND FLOOR  
253 sq.ft. (23.5 sq.m.) approx.



1ST FLOOR  
436 sq.ft. (40.5 sq.m.) approx.



2ND FLOOR  
426 sq.ft. (39.6 sq.m.) approx.



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