



Tanhouse Lane, Halesowen
Offers Over £190,000

Features:

- An extended semi detached house
- Three bedrooms, two with wardrobes
- Dual aspect living room
- Fitted breakfast kitchen and utility area
- Ground floor w.c.
- Family bathroom
- Cellar, garage and driveway
- Epc rating C. No onward chain

Description:

A spacious three bedroom extended semi detached house with a usable cellar and attached garage.

The layout briefly comprises: Entrance hallway with access to a ground floor w.c. and door leading down to the cellar. Dual aspect living room, having built-in cupboards to one wall, grey paint work, laminated floor and bay window to front. Extended kitchen/utility area, with initial work surfaces and plumbing below, the space then opens out to a good sized fitted breakfast kitchen, providing ample wall and base units, a gas hob with oven beneath, a breakfast bar and door to the side of the property. The cellar access has steps down to a storage area fitted out with shelving and cupboards.

The first floor landing has initially two double bedrooms, both with fitted wardrobes, then a single bedroom three and a good sized family bathroom, painted out in grey and offering a white suite with shower over the bath. Outside the front has a driveway leading to a generous attached garage, the rear garden is of good proportion, there is some hard standing beyond this leading to some planted areas and foliage to the right hand side. The property has a combination gas heating boiler to radiators and mostly double glazing.

Ideally located for families due to its close proximity to local schooling of all ages. There are local shops and amenities nearby, including corner shops and further access in Halesowen town centre to supermarkets. For commuters, the A458 runs nearby providing road access to Birmingham, the M5, Merry Hill and Halesowen, as do the number 9 and number 002 buses which run along this route.



Details:

Entrance Hallway with ground floor w.c.

Dual aspect Living Room

23' 10" x 10' 10" both max (7.26m x 3.30m)

Initial utility area

8' 1" x 6' 3" (2.46m x 1.90m)

Opening to the breakfast kitchen

10' 10" x 8' 4" (3.30m x 2.54m)

Steps lead down to the cellar storage

6' 4" x 6' 0" (1.93m x 1.83m)

Bedroom 1

12' 8" x 8' 7" to wardrobes (3.86m x 2.61m)

Bedroom 2

11' 6" x 10' 5" (3.50m x 3.17m)

Bedroom 3

7' 0" x 6' 0" min d (2.13m x 1.83m)

Family Bathroom

10' 9" x 4' 0" max w (3.27m x 1.22m)

Garage

19' 1" x 8' 8" (5.81m x 2.64m)

EPC Rating: C

Council Tax Band: C (tbc by solicitors).

Tenure: (tbc by solicitors).

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



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GROUND FLOOR
683 sq.ft. (63.5 sq.m.) approx.



1ST FLOOR
385 sq.ft. (35.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The 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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