



humberstones
homes

186 LONG LANE, HALESOWEN, WEST MIDLANDS, B62 9EP

£220,000





LOCATION

Long Lane is a popular and convenient address within Halesowen and is handy for local shopping facilities, amenities, bus route and schools, whilst the local major road network enables commuting into Blackheath Town Centre, and further to Birmingham City Centre and surrounding areas. The property can be located turning off Mucklow Hill at the island into Long Lane and is situated a short distance along on the right hand side.

DESCRIPTION

This is a very spacious and well presented 3 bedroomed traditional style semi detached home set within a popular and convenient part of Halesowen, with a drive providing off road parking and comprising the following accommodation :- On the ground floor is a porch, entrance hall, dining room (double opening doors to), lounge, small conservatory and enlarged breakfast kitchen. First floor provides 3 bedrooms (beds 1 and 2 with fitted wardrobes) and bathroom. Outside is a narrow Garage/Store and super, large rear garden. Double glazed and Gas radiator heating. EPC rating E.

Porch

Single glazed front door leads to :-

Entrance Hall

Radiator, staircase rising to the first floor, and doors off to :-

Dining Room 13' 9"(into bay) x 11' 0"(max) (4.19m x 3.35m)

Double glazed bay window to the front, radiator, and double opening doors lead through to :-

Lounge 12' 7" x 11' 8"(max) (3.83m x 3.55m)

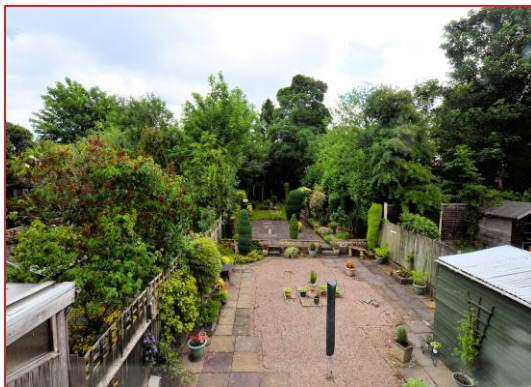
Radiator, feature fire surround with hearth, double glazed sliding door leads to :-

Small Conservatory 7' 3" x 4' 10" (2.21m x 1.47m)

Double glazed windows looking over the rear garden, and double glazed double opening doors onto the garden.

Enlarged Breakfast Kitchen 13' 1"(max) x 12' 6"(max) (3.98m x 3.81m)

Double glazed window to the rear, radiator, base and wall mounted units, rolled top work surface areas, single drainer sink with mixer tap, display cabinet, electric cooker point and cooker hood above, complimentary tiling to the walls, double glazed door to the rear garden and further door to Garage/Store.



First Floor Landing

Double glazed window to the side, loft access, and doors off to all First Floor Accommodation.

Bedroom One 14' 4"(into bay) x 11' 0"(to back of wardrobe) (4.37m x 3.35m)

Double glazed bay window to the front, radiator, and fitted wardrobes with hanging rail and storage.

Bedroom Two 12' 7" x 11' 7"(to back of wardrobe) (3.83m x 3.53m)

Double glazed window to the rear, radiator, and fitted wardrobes with hanging rail and storage.

Bedroom Three 8' 8"(max) x 6' 11"(max) (2.64m x 2.11m)

Double glazed window to the front and radiator.

Bathroom 9' 5"(max) x 6' 2"(max) (2.87m x 1.88m)

Double glazed window to the rear, radiator and suite comprising :- Bath, wash handbasin, low level flush wc, and complimentary tiling to the walls. Storage cupboard housing the central heating boiler.

Outside

Front

Drive providing off road parking and leading to the accommodation.

Narrow Garage/Useful Store 13' 0" x 7' 0"(plus store) (3.96m x 2.13m)

Useful understair storage area.

Rear Garden

Superb feature of the property offering pleasant, large rear garden comprising :- Patio, gravelled area, shaped lawn, shrub borders, pathway and garden shed.

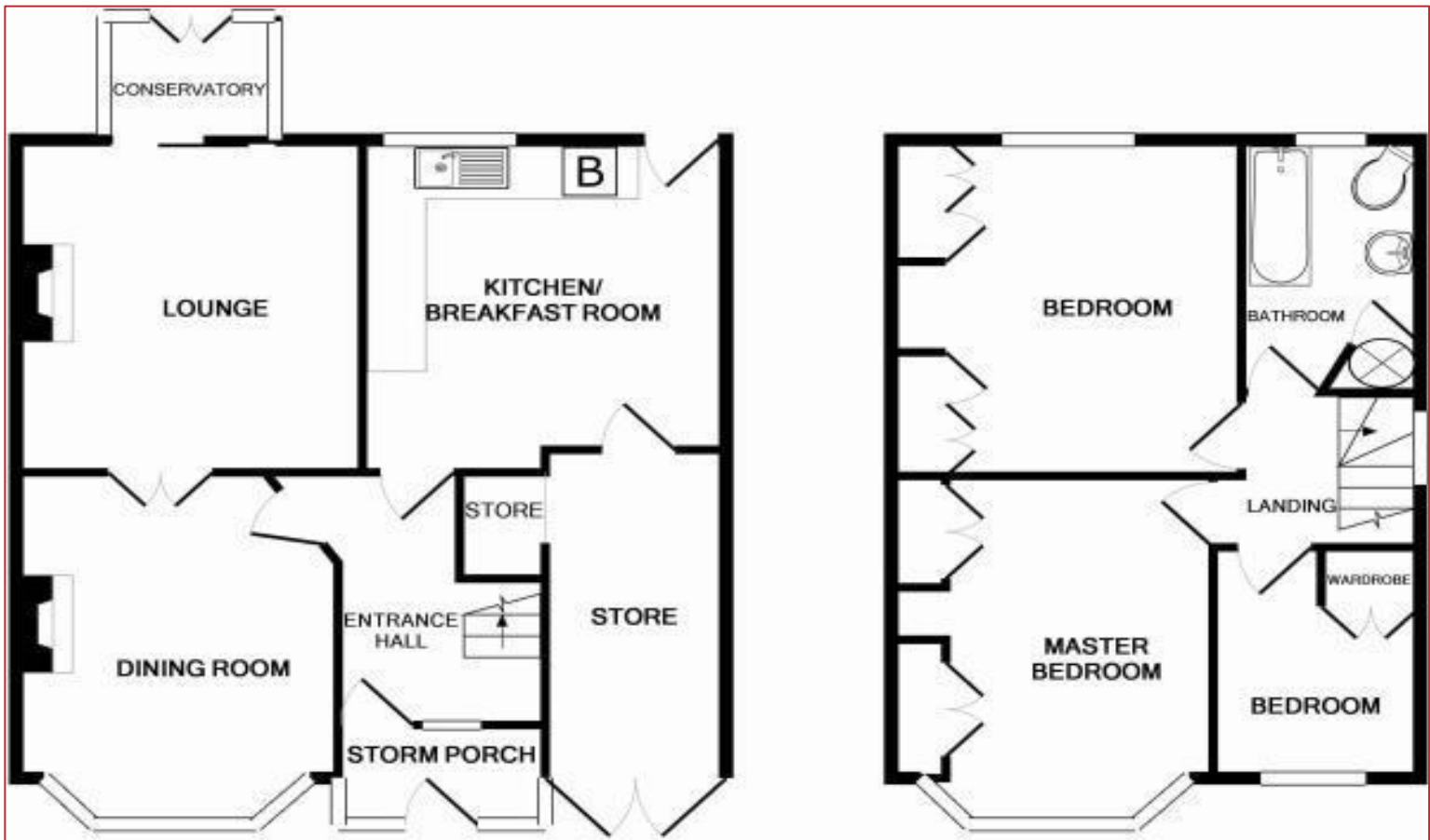
Tenure

The agents are advised that the property is freehold. The agents have not checked the legal documents to verify the status of the property. We therefore advise the buyers to satisfy themselves on the tenure.

Property Related Services

Humberstones Homes recommends certain products and services to buyers including mortgage advice, insurance, surveying and conveyancing. We may receive commission for such recommendations and referrals when they proceed to sign up and/or completion. These can vary up to a maximum of £210 per transaction.





GROUND FLOOR

1ST FLOOR

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Whilst every attempt has been made to ensure the accuracy of the floor plan 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. 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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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs			
Very environmentally friendly - lower CO ₂ emissions			
84		82	
Not energy efficient - higher running costs			
Not environmentally friendly - higher CO ₂ emissions			
50		42	

Consumer Protection Regulations 2008: These particulars have been prepared with care & approved by the vendors as correct (TBC) but are only intended as a guide to the property only. The measurements are approximate & usually the maximum size which may include recesses etc and must not rely on them for any purpose. The appearance of an item in any photograph does not mean that it forms part of the property or sale price. Always contact the appropriate Humberstones Homes branch for clarification. Humberstones Homes takes no responsibility for any planning or building regulations being granted or applied for & prospective buyers should always seek clarification from their solicitor or surveyor on these aspects.

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