



humberstones
homes

124 LONG LANE, HALESOWEN, WEST MIDLANDS, B62 9EF
£225,000





LOCATION

The property is situated within this popular, convenient location and is handy for shopping facilities, amenities, bus route and schools, whilst Blackheath Town Centre is just a short distance away providing large Sainsbury's and Lidl stores. The local major road network enables commuting into Birmingham City Centre, M5 Motorway (J2 & J3) and further to the surrounding area. The property can be located turning off Halesowen Road into Long lane and is then situated a distance along on the right hand side as indicated via the agents for sale board.

DESCRIPTION

This is an extremely spacious and well presented 3 bedroom end terrace home with many superb character features, set within this popular, convenient neighbourhood and briefly comprising the following accommodation :- On the ground floor is an entrance hall, spacious lounge, sitting room, dining room, fitted kitchen (with integrated oven/hob), and downstairs wc. First floor provides 3 bedrooms and spacious bathroom. Outside is a good sized pleasant rear garden. Majority double glazed and gas radiator heating. EPC rating D.

Entrance Hall

Radiator, feature 'Minton' style tiled floor, single glazed 'porthole' style window to the front, staircase rising to the first floor, and doors off to :-

Sitting Room 13' 6"(into bay) x 11' 8"(max) (4.11m x 3.55m)

Double glazed bay window to the front, radiator, attractive traditional style feature fireplace and tiled hearth, picture rail and ornate coving.

Lounge 15' 5"(into bay) x 11' 10"(max) (4.70m x 3.60m)

Radiator, feature ceiling rose, ornate coving, picture rail, attractive feature fireplace with tiled hearth and inset. Double glazed double opening doors onto the rear garden.

Dining Room 11' 4"(into bay) x 10' 0"(max) (3.45m x 3.05m)

Double glazed bay window to the rear, radiator, built in storage cupboards and useful understair storage cupboards. Door leads to :-

Fitted Kitchen 22' 8"(max) x 5' 10"(max) (6.90m x 1.78m)

Double glazed window to the side, radiator, fine range of base and wall mounted units, work surface area, single drainer sink with mixer tap, integral oven, 4 ring gas hob and cooker hood above, complimentary

tiling to the walls, double glazed double opening doors onto the rear garden, further door leads to :-

Downstairs WC

Heated towel rail, wash handbasin and wc.

First Floor Landing

Loft access and doors off to all First Floor Accommodation.

Bedroom One 15' 6"(into bay) x 11' 9"(max) (4.72m x 3.58m)

Double glazed bay window to the rear with pleasant outlook over rear garden. Radiator.

Bedroom Two 11' 9"(max) x 11' 8" (3.58m x 3.55m)

2 Double glazed windows to the front, radiator, and traditional style feature inset fire.

Bedroom Three/Box Room 6' 6"(max) x 5' 7"(max) (1.98m x 1.70m)

Double glazed window to the front. Radiator.

Re-Fitted Bathroom 9' 4" x 7' 10"(max) (2.84m x 2.39m)

Double glazed window to the rear, heated towel rail, and attractive suite comprising :- Bath, wash handbasin, low level flush wc, and shower cubicle with screened door, shower and complimentary tiling to the walls.

Rear Garden

Pleasant good sized rear garden with patio, lawn area, side access gate and garden shed/store.

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



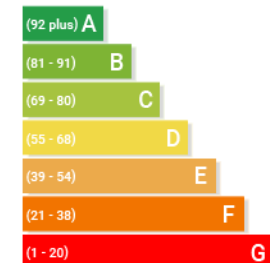
1ST FLOOR

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 Rating

Most energy efficient - lower running costs



CURRENT POTENTIAL

78

56

Not energy efficient - higher running costs

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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