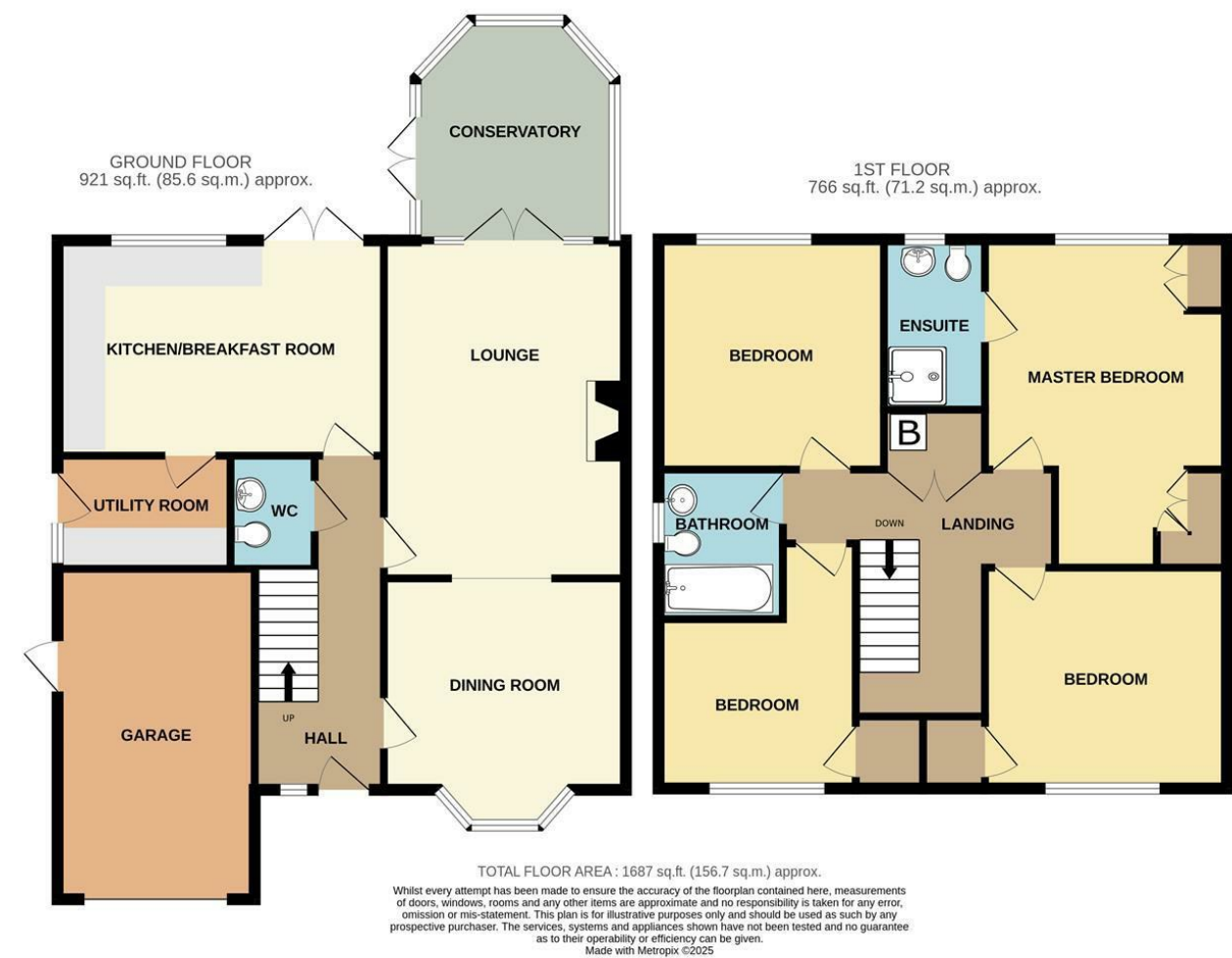


272a Long Lane, Halesowen, B62 9JY



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Hicks Hadley

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****SUPERBLY PRESENTED TURN KEY PROPERTY****

Immaculate modern four bedroom detached property in this most convenient of locations for schools, transport links and all local amenities. The property briefly comprises: entrance hall, downstairs wc, large dining room, spacious lounge, conservatory, impressive fitted kitchen, separate utility, family bathroom, four double bedrooms to include the master having ensuite shower room. The property further benefits from: generously sized garage, block paved driveway, attractive private rear garden, gas central heating and double glazing. FABULOUS PROPERTY. VIEWING REQUIRED TO APPRECIATE THE SIZE AND QUALITY OF THE ACCOMODATION. EPC: C

Offers Over £500,000 - Freehold

Hicks Hadley



Entrance Hall

Having central heating radiator, stairs to first floor, open under stairs storage space and doors into:

Downstairs WC

With central heating radiator, vanity wash hand basin and low flush wc.

Dining Room 12'3 x 11'11 (3.73m x 3.63m)

With central heating radiator, double glazed bay window to front elevation and open access into:

Spacious Lounge 16'8 x 12' (5.08m x 3.66m)

With central heating radiator, feature fireplace and door into:

Conservatory 10'11 x 10'7 (max) (3.33m x 3.23m (max))

With central heating radiator, obscured double glazing to side elevation, double glazing to side elevation, double glazing to rear elevation and double glazed French doors into garden.

Fitted Kitchen 16'2 x 10'7 (4.93m x 3.23m)

Having matching wall and base units with worktops over, one and a half bowl drainer sink unit, gas hob, extractor chimney over, double oven, integrated dishwasher, integral fridge freezer, splash back tiling, spotlights, double glazed window to rear elevation, double glazed French doors into garden and door into:

Utility 8'4 x 5'3 (2.54m x 1.60m)

Having base units with worktop over, single drainer sink unit, storage cupboard, plumbing for automatic washing machine, space for further appliance, splash back tiling, double glazed window to side elevation and obscured double glazed door into side access.

Landing

With storage cupboard housing wall mounted Worcester Bosch boiler, loft hatch and doors into:

Master Bedroom 16'6 x 11'10 (5.03m x 3.61m)

With integrated furniture, integrated wardrobes, central heating radiator, double glazed window to rear elevation and door into:

Ensuite Shower Room

With walk in shower cubicle, low flush wc, vanity wash hand basin, ceramic tiling, central heating radiator, spotlights and obscured double glazed window to rear elevation.

Bedroom Two 12'3 x 11'2 (3.73m x 3.40m)

With walk in wardrobe, central heating radiator and double glazed window to front elevation.

Bedroom Three 11'4 x 10'11 (3.45m x 3.33m)

With central heating radiator and double glazed window to rear elevation.



Bedroom Four 12'1 x 9'5 (max) (3.68m x 2.87m (max))

With walk in storage cupboard, central heating radiator and double glazed window to front elevation.

Family Bathroom 7'3 x 6'1 (2.21m x 1.85m)

Having bath with shower over, shower screen, vanity wash hand basin, spotlights, central heating radiator and obscured double glazed window to side elevation.

Garage 16'4 x 9'3 (4.98m x 2.82m)

Having electric up and over door, partial mezzanine floor for storage and door to side access.

Outside

Front: Having front boundary wall with iron railings, block paved driveway leading to garage entrance and steps up to front door.



Rear: With large patio area, steps up to further patio area and lawn with decorative intermittent shrubbery leading to the rear of the garden. The garden also has summer house, green house and brick built barbecue included.

Agents Note

EPC: C

COUNCIL TAX BAND: D

We have been informed that the property is freehold. Please check this detail with your solicitor.

Broadband/mobile coverage- please check on link - [//checker.ofcom.org.uk/en-gb/broadband-coverage](http://checker.ofcom.org.uk/en-gb/broadband-coverage)

