

24 Long Lane, Halesowen, B62 9LL



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**Hicks Hadley**

**13 Hagley Road  
Halesowen  
West Midlands  
B63 4PU**

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**\*\*NO UPWARD CHAIN\*\***

A detached three bedroom period property with charm and great potential in this most convenient of locations for schools, transport links and access to all local amenities. The property briefly comprises: porch, reception hall with storage space, under stairs store, spacious dual aspect lounge, separate dual aspect dining room, kitchen, three double bedrooms and bathroom to first floor. The property further benefits from: private rear garden, large driveway and gas central heating. **EARLY VIEWING HIGHLY RECOMMENDED. EPC: D**

**Hicks Hadley**

**£289,950 - Freehold**



#### Porch

With door into:

#### Reception Hall

With central heating radiator, storage space, double glazed window to front elevation and doors into:

#### Under Stairs Store

With window to side elevation.

#### Dual Aspect Lounge 13'8 x 11'10 (4.17m x 3.61m)

With central heating radiator, electric fire, obscured double glazed window to side elevation and double glazed window to front elevation.

#### Dual Aspect Dining Room 12' x 11'5 (max) (3.66m x 3.48m (max))

With feature fireplace, obscured double glazed window to side elevation and double glazed window to rear elevation.

#### Kitchen 9'1 x 8'10 (max) (2.77m x 2.69m (max))

Having base units with worktops over, single drainer sink unit, cooker point, wall mounted Worcester boiler, space for fridge/freezer, plumbing for automatic washing machine, splash back tiling, door to side and window to rear elevation.

#### Stairs and Landing

With turned staircase, double glazed window to side elevation, loft hatch and doors into:

#### Bedroom One 12' x 11'10 (3.66m x 3.61m)

With central heating radiator, obscured double glazed window to side elevation and double glazed window to front elevation.

#### Bedroom Two 11'9 x 11'5 (3.58m x 3.48m)

With double glazed window to rear elevation.

#### Bedroom Three 9' x 8'9 (max) (2.74m x 2.67m (max))

With double glazed window to rear elevation.

#### Modern Bathroom 9' x 5'9 (2.74m x 1.75m)

Having panel bath with shower over, shower screen, low flush wc, pedestal wash hand basin, central heating radiator, splash back tiling and obscured double glazed window to front elevation.



#### Outside

Front: With low level wall and wrought iron railings to front and side boundary with gates opening from the front on to driveway with adjacent lawn, access to front door and side of the property via wrought iron gate.

Rear: With patio, two lawns divided by a central pathway to the rear and mature shrubbery section to the right hand side.

#### Agents Note

COUNCIL TAX BAND: C

EPC: D

We have been informed that the property is freehold.

Please check this detail with your solicitor.

All main services are connected (gas/water/electric).

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

