



Furlong Lane, Halesowen, B63 2TH



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# Furlong Lane, Halesowen, B63 2TH

## Summary...

A beautiful example of a charming and characterful three bedroom Victorian semi detached home offered with no upward chain. Boasting rear parking accessed off Talbot Street and accommodation arranged over four floors; the property offers versatile and flexible living space ideal for families. In brief the property comprises of welcoming entrance hall, spacious lounge with feature fire place and built-in cabinetry, separate good-sized dining room, galley kitchen and utility completing the ground floor. Continuing upstairs off a large gallery-style landing leads to three well proportioned bedrooms with bedroom one being the full width of the property and having fitted wardrobes, additional double bedroom with built-in storage, further single guest room and modern family bathroom. Additional benefits include a multi-functional loft space with ample eaves storage and cellar which is currently used as a games room. The rear garden extends from the courtyard with gardeners WC, well maintained lawn with various seating areas, outside store and two garden sheds. The property is conveniently located close to reputable nearby schools, Homer Hill Park, local shops and a short drive to Halesowen Town. This delightful and unspoiled family home has been in service to the current sellers for over 50 years and is ready for its next chapter.



## Front of The Property

To the front of the property elevated off the road beyond dwarf wall are steps leading up to the front door.

## Entrance Hall

With a double glazed door leading from the front of the property, stairs to first floor landing, doors to various rooms, archway with feature mouldings, dado rail and a central heating radiator.

## Lounge

15'1" x 11'1" max

With a door leading from entrance hall, feature fire place with marble hearth and surround with electric fire, space for seating, built-in cabinetry, feature beams and picture rail, wall lights, double glazed bay window to front and a central heating radiator.

## Dining Room

14'9" x 13'1"

With doors leading from entrance hall and kitchen, original feature fire place with electric fire, space for dining table, feature beams, wall lights, door to cellar, double glazed windows to side and rear and a central heating radiator.

## Kitchen

13'5" x 7'2"

With doors leading from dining room and utility, fitted with a range of matching wall and base units with worksurfaces over, one and a half stainless steel sink and drainer with tiled splashback, space for cooker and dishwasher, plumbing for washing machine, tiled floor, wall mounted central heating boiler, double glazed window to side and a central heating radiator.

## Utility

With a door leading from kitchen, space for fridge freezer and tumble dryer, light, power and double glazed door to rear.

## Cellar

13'5" x 11'5"

With a door and stairs leading from dining room, space for gaming and electric heater.

## Landing

23'7" x 5'10" max

With stairs leading from entrance hall and upper landing, doors to various rooms, dado rail, archway and a central heating radiator.

## Bedroom One

15'1" x 13'1"

With a door leading from landing, fitted wardrobes and drawers, double glazed windows to front and a central heating radiator.

## Bedroom Two

14'1" x 11'5" max

With a door leading from landing, built-in wardrobes, further storage cupboard, double glazed windows to side and rear and a central heating radiator.

## Bedroom Three

8'2" x 7'6"

With a door leading from landing, built-in wardrobe, double glazed window to side and a central heating radiator.

## Bathroom

With a door leading from landing, bath with shower over and fitted shower screen, WC and wash hand basin set into vanity unit, tiled walls, double glazed window to side and a chrome central heating towel rail.

## Upper Landing

With stairs leading from landing, door to loft space, eaves storage and double glazed window to side.

## Loft Space

15'1" x 9'6" max

With a door leading from upper landing, eaves storage, double glazed window to side and a central heating radiator.

## Garden

With a double glazed door leading from utility to a courtyard area with car parking space, up and over door with separate side door, access to gardeners WC, outside light, power and tap, useful store, well maintained lawn, raised beds, decorative chipping stones, patio seating and two garden sheds.

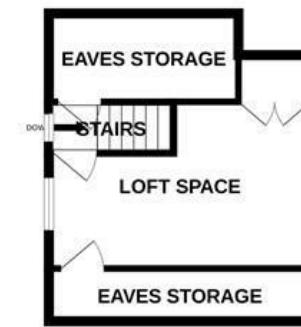
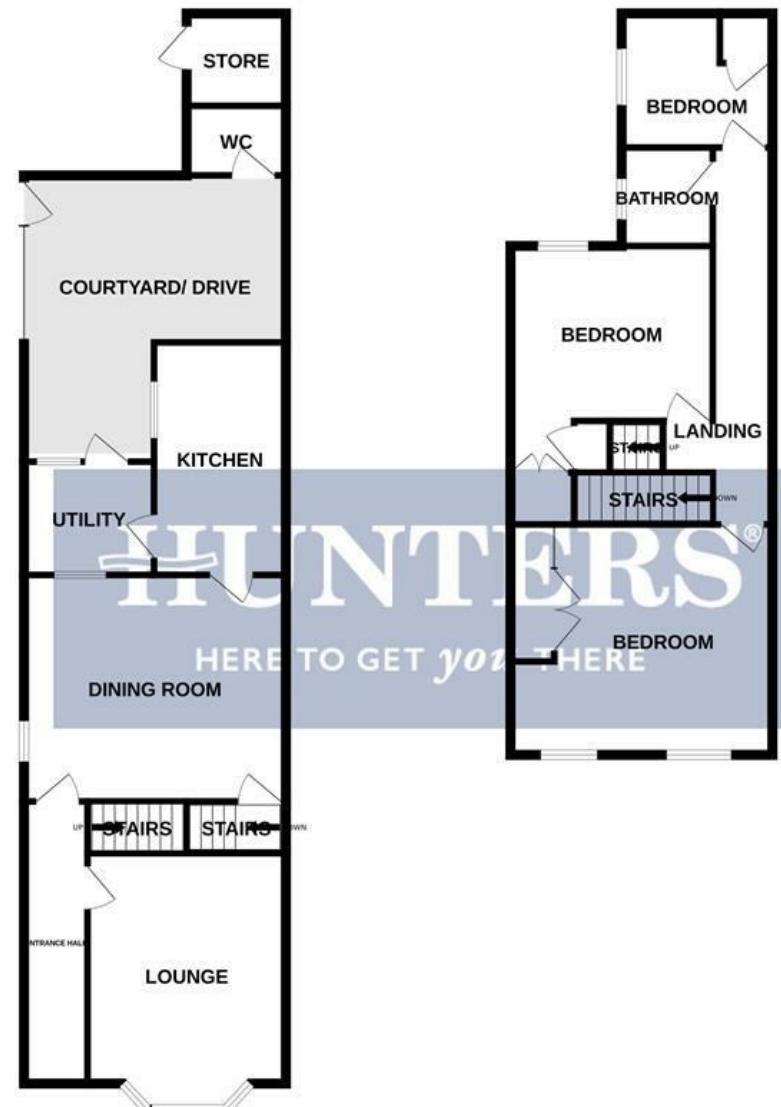
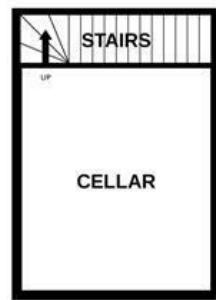


GROUND FLOOR

1ST FLOOR

2ND FLOOR

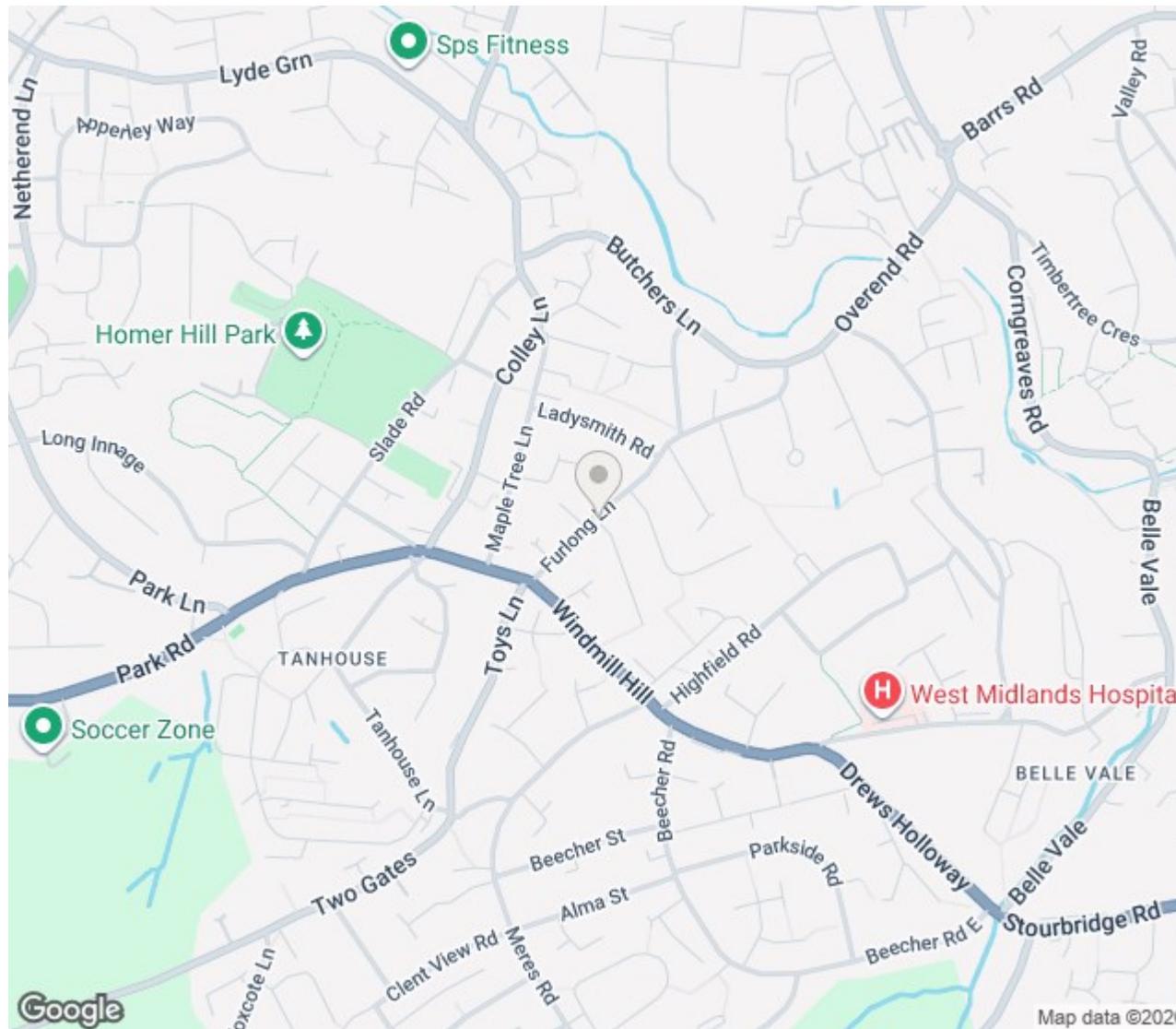
3RD FLOOR



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. 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 PERFORMANCE CERTIFICATE

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
73		60	
England & Wales	EU Directive 2002/91/EC		

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If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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