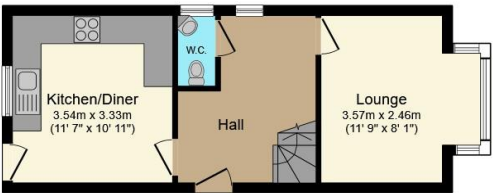
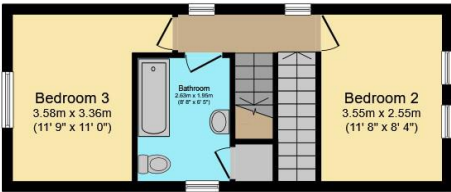


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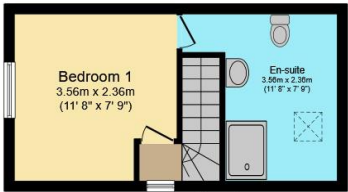
Ground Floor

Floor area 33.6 sq.m. (361 sq.ft.)



First Floor

Floor area 32.0 sq.m. (344 sq.ft.)

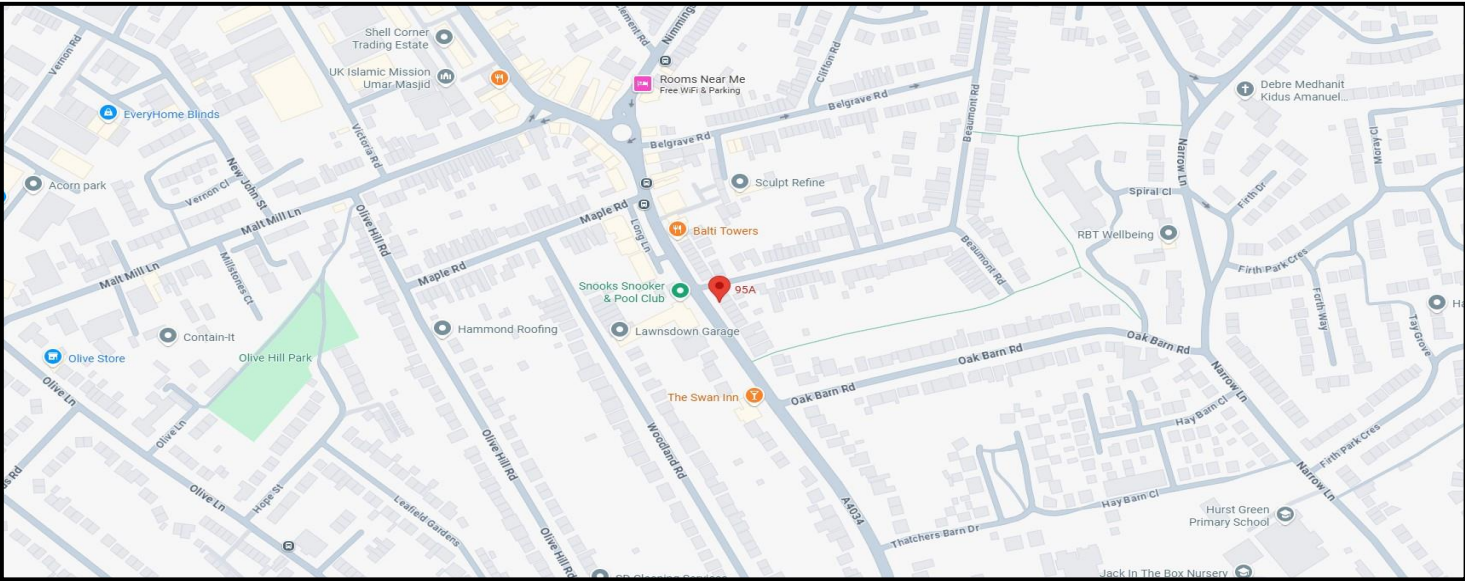


Second Floor

Floor area 24.1 sq.m. (259 sq.ft.)

Total floor area: 89.6 sq.m. (965 sq.ft.)

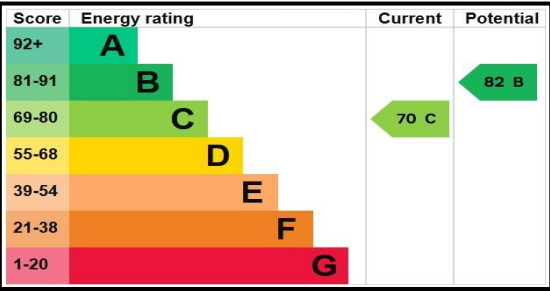
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).



Long Lane, Halesowen, West Midlands, B62 9DL

£275,000

Innovate Estate Agents are delighted to offer this THREE BEDROOM DETACHED PROPERTY situated in Halesowen. The property laid over three floors, boasts a fore garden, entrance hallway, guest W.C, LOUNGE, FITTED KITCHEN/DINER, first floor family bathroom, EN-SUITE SHOWER ROOM to master bedroom on second floor, rear garden with SUMMERHOUSE, double glazing and gas central heating throughout. Thanks to its sought after location the property has easy commute to a range of day to day amenities, educational facilities and transport links such as Olive Hill Primary School, Leasowes High School, Sainsburys Supermarket, Rowley Regis Train Station and M5 (Junctions 1/2). EPC Rating: C. Council Tax Band: D. Admin Fees May Apply.



No statement in these details is to be relied upon as representation of fact, and purchasers should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained within. These details do not constitute any part of any offer or contract. Plascom One Ltd as Innovate Estate Agents and their employees and agents do not have any authority to give warranty or representation whatsoever in respect of this property. These details and all statements herein are provided without any responsibility on the part of Plascom One Ltd trading as Innovate Estate Agents or the vendors.

Equipment: Plascom One Ltd trading as Innovate Estate Agents has not tested the equipment or central heating system mentioned in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition.

Measurements: Great care is taken when measuring, but measurements should not be relied upon for ordering carpets, equipment, etc.

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Approach

The property is approached via steps leading up to lawned fore garden with paved pathway leading to side entrance door and side gate providing access to rear garden.

Entrance Hallway

Having ceiling light point, power points, wood effect herringbone flooring, stairs rising to first floor landing and doors leading into guest W.C, lounge and fitted kitchen.

Lounge

11' 9" x 8' 1" (3.57m x 2.46m) Having ceiling light point, power points, gas central heating radiator, double glazed bay window to front elevation, wood effect herringbone flooring and feature electric fire with decorative surround.

Fitted Kitchen/Diner

11' 7" x 10' 11" (3.54m x 3.33m) Having ceiling spotlights, power points, gas central heating radiator, double glazed window to rear elevation, fitted kitchen comprises of matching high gloss wall and base units with work tops over, inset stainless steel sink drainer unit with mixer tap, integrated four ring gas hob with cooker hood above and oven below, space for American style fridge/freezer, plumbing for washing machine, tiling to splash prone areas, tiled flooring, dining area and door leading to rear garden.

Guest W.C

Having ceiling light point, gas central heating radiator, low level W.C, hand wash basin with mixer tap and tiling to splash prone areas.

First Floor Landing

Having ceiling light point, double glazed window to side elevation, stairs rising to second floor landing, doors leading into bedrooms two and three and family bathroom.

Bedroom Two

11' 8" x 8' 4" (3.55m x 2.55m) Having ceiling light point, power points, gas central heating radiator and double glazed windows to front elevation.

Bedroom Three

11' 9" x 11' 0" (3.58m x 3.36m) Having ceiling light point, power points, gas central heating radiator and double glazed window to rear elevation.

Family Bathroom

Having ceiling light point, gas central heating radiator, obscure double glazed window to side elevation, bathroom suite comprises of panel bath with shower mixer tap, pedestal hand wash basin with hot and cold water taps, low level W.C door to airing cupboard, tiling to walls and linoleum flooring.

Second Floor Landing

Having ceiling light point, double glazed window to side elevation and door leading into master bedroom.

Master Bedroom

11' 8" x 7' 9" (3.56m x 2.36m) Having ceiling light point, power points, double glazed window to rear elevation and door leading into en-suite shower room.

En-Suite Shower Room

Having ceiling light points, skylight, suite comprises of walk in shower cubicle with electric shower and shower head attachment above, vanity hand wash basin with mixer tap, low level W.C, tiling to walls and linoleum flooring.

Rear Garden

The rear of the property comprises of paved patio area laid to lawn with planters to sides, further paved area with door leading to summerhouse and fencing to its perimeters.