



## Tanhouse Lane, Halesowen

Offers in Excess of £215,000



**Features:**

- Semi detached house
- Three bedrooms
- Two reception rooms
- Kitchen
- Family bathroom
- Large rear garden
- Gated driveway and garage
- EPC - D

**Description:**

This three bedroom semi-detached house, close to local schooling, amenities and commuting routes. The property in brief: Porch leading to the entrance hall which leads to the lounge with bay window and fireplace, dining room also with a feature fireplace and a kitchen with space for a washer, cooker and fridge/freezer. There is also a downstairs WC for convenience. Upstairs: Spacious bedroom one sits to the front of the property, and double bedroom two sits to the rear. There is also a well-proportioned bedroom three, and a family bathroom. All three bedrooms have laminate flooring, and the entrance hall benefits from having original wood flooring. Outside: To the rear is a patio area leading on to the extensive lawn. There is also an outdoor workshop area with electrics, ideal for storage, and an outdoor water tap. The front has a gated driveway, as well as a garage which also benefits from electrics. This property is ideally located for families due to its close proximity to local schooling of all ages. There are local shops and amenities nearby, including corner shops and further access in Halesowen town centre to supermarkets. For commuters, the A458 runs nearby providing road access to Birmingham, the M5, Merry Hill and Halesowen, as do the number 9 and number 002 buses which run along this route.





**Details:**

**Porch**

**Entrance Hall**

**Lounge**

11' 9" x 10' 7" (3.58m x 3.22m)

**Dining Room**

11' 8" x 10' 7" (3.55m x 3.22m)

**Kitchen**

16' 1" x 5' 7" (4.90m x 1.70m)

**WC**

7' 0" x 3' 1" (2.13m x 0.94m)

**Bedroom One**

11' 9" x 10' 7" (3.58m x 3.22m)

**Bedroom Two**

11' 8" x 10' 7" (3.55m x 3.22m)

**Bedroom Three**

6' 4" x 6' 4" (1.93m x 1.93m)

**Bathroom**

8' 5" x 6' 2" (2.56m x 1.88m)

**Garage**

13' 3" x 10' 1" max (4.04m x 3.07m)

**EPC Rating:** D

**Council Tax Band:** B (tbc by solicitors).

**Tenure:** Freehold (tbc by solicitors).

**For more information or to arrange a viewing, please call us on 0121 809 9809.**



## How can we help you?

### Need a mortgage?

We recommend Morgan Financial Solutions. They will search the market for you to ensure you get the right lender and mortgage deal. They typically achieve mortgage offers much more quickly than if you were dealing with lenders directly. The initial appointment is free and without obligation. Call us on 0121 809 9809, or visit their website for more information: [www.morgans.co.uk](http://www.morgans.co.uk)

### Property to sell?

If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation and we will visit your property and discuss your needs.

### Need a solicitor?

A good solicitor can save you literally weeks of time in the buying/selling process, reducing the stress levels of all involved. We will instruct a reputable firm that is competitive on cost and very reliable. Just ask for a quote.

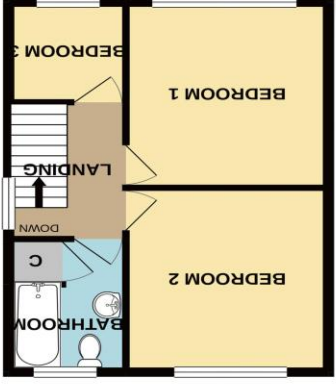
### Need a removal company and storage?

A professional removal company takes the stress out of moving. Knowing that your belongings are safe and insured far outweighs any small savings by trying to do it yourself or using a man-and-a-van service. We work closely with and recommend Cube Removals as the leading local firm. For peace of mind and a reliable service call them on 0800 193 0000 or visit their website, [cuberemovals.co.uk](http://cuberemovals.co.uk), to arrange a survey.

GROUND FLOOR (64.5 sq.m.) approx.



1ST FLOOR (36.4 sq.m.) approx.



TOTAL FLOOR AREA: 1086 sq.ft. (100.9 sq.m.) approx.

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 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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