

Grove.

FIND YOUR HOME



77 Long Innage
Halesowen,
West Midlands
B63 2UY

Offers In The Region Of £325,000



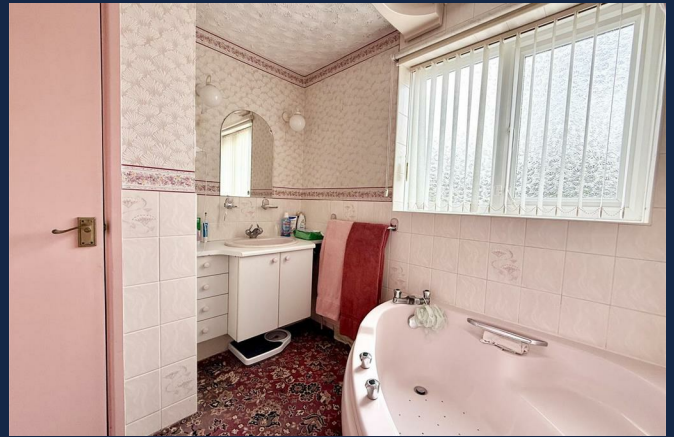
A truly spacious extended 3 bedroomed detached family home offering bags of potential to the next owner to put their own stamp on. Long Innage is well placed for access to good transport links, good local schools, and near to an abundance of local shops and amenities.

The layout in brief comprises of Entrance Hall with access to ground floor WC, a front facing lounge with bay window and feature fire place, an extended rear dining room with garden views, a kitchen area with ample storage that flows through to an additional kitchen/ dining area with additional sink and internal access to garage. Heading upstairs is a pleasant landing, two good sized double bedrooms, a well proportioned third bedroom, and the house bathroom.

Externally the property offers ample off road parking over the block paved driveway and garage access. At the rear of the property is a good sized garden with paved seating near to property. AF 26/8/25 V2 EPC=D







Approach

Via good sized block paved to front allowing parking for numerous vehicles, external lighting, access to garage, block paved steps leading to double glazed front door giving access into:

Entrance hall

Ceiling light point, coving to ceiling, central heating radiator, stairs to first floor accommodation and access to cloakroom and lounge.

Cloakroom/downstairs w.c.

Double glazed obscured window to side, ceiling light point, wash hand basin, low level w.c.

Lounge 14'9" x 12'5" min 14'9" max (4.5 x 3.8 min 4.5 max)

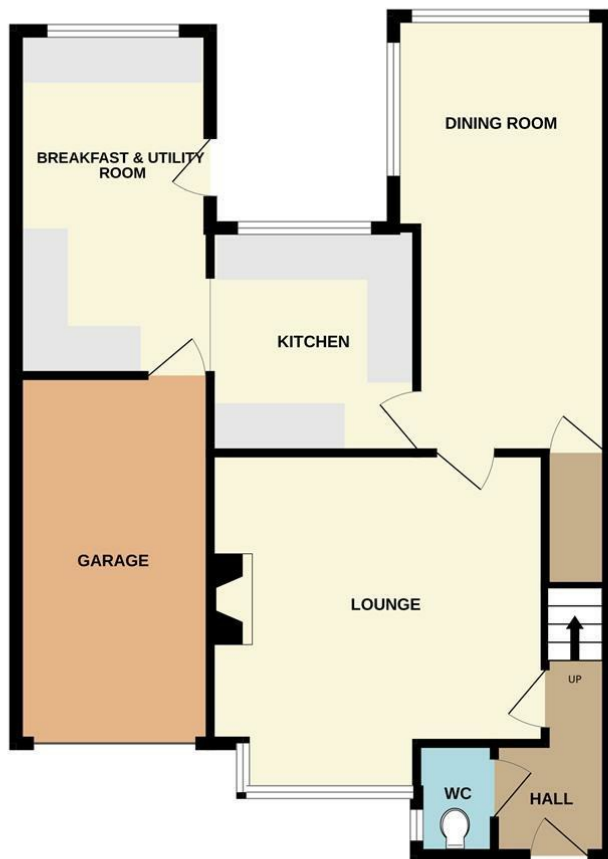
Double glazed bay window to front, wall and ceiling lighting, coving to ceiling, central heating radiator, feature fireplace, access to dining room.

Dining room 8'6" min 9'6" max x 20'0" (2.6 min 2.9 max x 6.1)

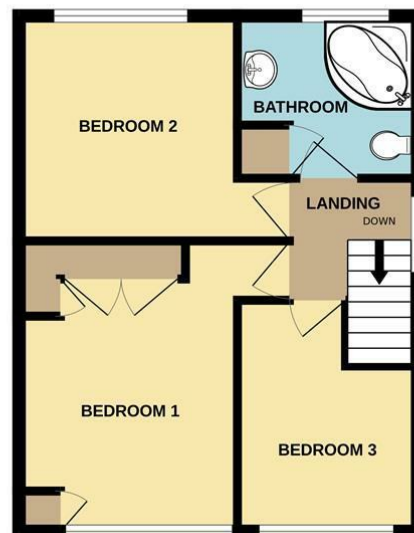
Ceiling light points, two double glazed windows one to side and one to rear, central heating radiator, coving to ceiling, access to under stairs storage cupboard.



GROUND FLOOR
794 sq.ft. (73.8 sq.m.) approx.



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



TOTAL FLOOR AREA: 1186 sq.ft. (110.2 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 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.
Made with Metropix 62025

Kitchen area 8'10" x 9'10" (2.7 x 3.0)

Double glazed window to rear, ceiling light point, coving to ceiling, wall and base units, stone effect work top, one and a half bowl sink and drainer, space for two cookers, space for washing machine, ample storage space, tiling to splashbacks.

Kitchen diner 8'2" x 15'1" (2.5 x 4.6)

Double glazed window to rear, double glazed door, wall and base units, second one and a half bowl sink and drainer, central heating radiator, space for washer dryer, space for fridge freezer, central heating radiator, ceiling light point, coving to ceiling, access to garage.

First floor landing

Ceiling light point, coving to ceiling, access to bedrooms and house bathroom.

Bedroom one 9'10" x 13'1" (3.0 x 4.0)

Double glazed window to front, ceiling light point, central heating radiator, built in wardrobes with over head units.

Bedroom two 9'10" x 9'6" (3.0 x 2.9)

Double glazed window to rear, ceiling light point, coving to ceiling, central heating radiator.

Bedroom three 9'6" max 4'7" min x 10'2" (2.9 max 1.4 min x 3.1)

Double glazed window to front, ceiling light point, coving to ceiling, loft access hatch, central heating radiator, storage/shelving on stair bulk head.

Bathroom

Double glazed obscured window to rear, ceiling light point, wall mounted lighting, corner bath with shower over, tiled walls, low level w.c., wash hand basin with vanity unit beneath and storage, store cupboard.

Rear garden

Paved seating area, paved footpath to the rear giving access to the current shed and greenhouse, range of fruit trees.

Garage 8'6" x 16'0" (2.6 x 4.9)

Having up and over door and lighting.

Tenure

References to the tenure of a property are based on information supplied by the seller. We are advised that the property is freehold. A buyer is advised to obtain verification from their solicitor.

Council Tax Banding

Tax Band is C

Money Laundering Regulations

In order to comply with Money Laundering Regulations, from June 2017, all prospective purchasers are required to provide the following - 1. Satisfactory photographic

identification. 2. Proof of address/residency. 3. Verification of the source of purchase funds. All prospective purchasers will be required to undergo Anti-Money Laundering (AML) checks in accordance with current legislation. This may involve providing identification and financial information. It is our company policy to do digital enhanced checks through a third party and a fee will be payable for these checks." We will not be able to progress your offer until these checks have been carried out.

Referral Fees

We can confirm that if we are sourcing a quotation or quotations on your behalf relevant to the costs that you are likely to incur for the professional handling of the conveyancing process. You should be aware that we could receive a maximum referral fee of approximately £175 should you decide to proceed with the engagement of the solicitor in question. We are informed that solicitors are happy to pay this referral fee to ourselves as your agent as it significantly reduces the marketing costs that they have to allocate to sourcing new business. The referral fee is NOT added to the conveyancing charges that would ordinarily be quoted.

We can also confirm that if we have provided your details to Infinity Financial Advice who we are confident are well placed to provide you with the very best possible advice relevant to your borrowing requirements. You should be aware that we receive a referral fee from Infinity for recommending their services. The charges that you will incur with them and all the products that they introduce to you will in no way be affected by this referral fee. On average the referral fees that we have received recently are £218 per case.

The same also applies if we have introduced you to the services of our panel of surveyors who we are confident will provide you with a first class service relevant to your property needs. We will again receive a referral fee equivalent to 10% of the fee that you pay capped at £200.00 This referral fee does not impact the actual fee that you would pay had you approached any of the panel of surveyors directly as it is paid to us as an intermediary on the basis that we save them significant marketing expenditure in so doing. If you have any queries regarding the above, please feel free to contact us.

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