

for sale

offers in the region of **£375,000**



Long Lane Halesowen B62 9DP

A stunning three bedroom detached family home occupying a large plot in a convenient location close to shops schools and transport links into Birmingham. Recently refurbished throughout, this stylish property has spacious and versatile accommodation throughout and briefly comprises: hallway, lounge, dining room, open-plan dining kitchen, utility, downstairs shower room, three bedrooms, family bathroom, driveway and generous rear garden. Viewing is essential to appreciate the accommodation on offer.

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Approach

The property has gated access from the front with ample off road parking and lawned area, gates on either side provide access to the rear garden and front door opens to hallway

Hallway

Stairs to first floor accommodation, under stairs storage cupboard, wood effect flooring, central heating radiator and doors leading to:

Lounge

14' 3" into bay x 10' 4" max (4.34m into bay x 3.15m max)
Double glazed bay window to front elevation, central heating radiator, wood effect flooring, fireplace with original features.

Dining Room

18' 3" max into bay x 11' 11" (5.56m max into bay x 3.63m)
Double glazed bay window to side elevation, wood effect flooring, central heating radiator, two double glazed windows to side and door to kitchen

Breakfast Kitchen

21' 10" max x 18' 1" max (6.65m max x 5.51m max)

Fitted with a range of wall and base units with work surfaces over, one and half bowl sink and drainer, integrated oven, electric hob with extractor over, space for American fridge freezer, central Island with storage, LED lighting a wine cooler, tiling to floor, double glazed windows to side and rear elevation, traditional feature fireplace, spot lights to ceiling, two central heating radiators, double glazed French doors to rear garden and door to utility

Utility

11' 6" x 7' 3" (3.51m x 2.21m)
Fitted with wall and base units with work surfaces over, sink and drainer, spot lights to ceiling, double glazed windows to side and rear elevation, tiled flooring and door to shower room

Shower Room

Comprising: shower cubicle, low level w.c, wash hand basin, part tiling to walls, central heating radiator, double glazed obscured window to rear elevation, tiled flooring

First Floor Landing

Double glazed window to side and rear elevation, access to loft space which is boarded throughout with an integral ladder installed, potential to convert subject planning. Doors leading to:



Bedroom One

12' 3" x 10' 6" max (3.73m x 3.20m max)

Double glazed window to front elevation, central heating radiator

Bedroom Two

13' 3" max x 9' 11" (4.04m max x 3.02m)

Double glazed window to side elevation, central heating radiator

Bedroom Three

11' 10" x 6' 6" max (3.61m x 1.98m max)

Two double glazed windows to side elevation, central heating radiator

Family Bathroom

Comprising: panelled bath with shower over, low level w.c, wash hand basin, tiled flooring, part tiling to walls, central heating radiator, double glazed obscured window to side elevation

Rear Garden

A generous sized rear garden with pebbled and decked pathway and lawn beyond, shrubs and trees with fencing to borders, rear gravelled area with pathway leading to gated front access





This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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Property Ref: HSW314406 - 0006

Tenure: Freehold

EPC Rating: E

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