

for sale

offers in the region of **£280,000**



## Long Innage Halesowen B63 2UY

A deceptively spacious and beautifully presented four bedroom link detached property in a popular and convenient location close to shops, schools and transport links. The property benefits from well improved, versatile accommodation throughout, along with ample storage and a driveway. Briefly comprising: entrance hall, lobby, re-fitted kitchen, utility room, conservatory, lounge/dining room, four bedrooms, re-fitted bathroom, two storage areas, pleasant front and rear garden and a driveway. Viewing is highly recommended to appreciate the accommodation on offer.

# Long Innage Halesowen B63 2UY

## Approach

The property has a driveway at road level, with access to one of the storage areas, there is a lawned front garden with steps down access to additional storage under the driveway and the front door which opens to the entrance hall.

## Entrance Hall

Wood effect flooring, panelling to walls, central heating radiator, stairs up to first floor accommodation, doors leading to:

## Lobby

Wood effect flooring, large storage cupboard, door to utility, door to large storage room.

## Utility Room/W.C

4' 4" x 7' 9" ( 1.32m x 2.36m )

A convenient utility space with low level W.C. There are base units with work surfaces over, sink and tap, space and plumbing for appliances, part tiled walls, tiled flooring, heated towel rail, spotlights to ceiling.

## Conservatory

7' 1" x 22' 3" max ( 2.16m x 6.78m max )

This is a large conservatory that is currently being used as a bedroom by the current owners. Fitted with a central heating radiator, double glazed windows to rear elevation, door opening to rear garden.

## Re-Fitted Kitchen

9' 9" x 10' 8" ( 2.97m x 3.25m )

A stunning re-fitted kitchen fitted with a range of wall and base units, Belfast sink and mixer tap, space for appliances, cooker good, part tiled walls, spotlights to ceiling, double glazed window to front elevation.

## Lounge/Dining Room

15' 5" max x 16' 3" max ( 4.70m max x 4.95m max )

A well improved lounge with a fitted media wall electric fireplace, storage and shelving, two central heating radiators, storage cupboard, space for dining table, spotlights to ceiling, wood effect flooring, double glazed window to rear elevation, double glazed patio doors opening to rear garden.



## Landing

Loft hatch, storage cupboard, doors opening to:

### Bedroom One

8' 10" max x 13' 9" ( 2.69m max x 4.19m )

Central heating radiator, fitted wardrobes, double glazed window to front elevation.

### Bedroom Two

9' 9" max x 13' 5" ( 2.97m max x 4.09m )

Central heating radiator, double glazed window to rear elevation.

### Bedroom Three

11' 5" x 7' 7" to front of wardrobe ( 3.48m x 2.31m to front of wardrobe )

Wood effect flooring, central heating radiator, built in wardrobes, spotlights to ceiling, double glazed window to rear elevation.

### Bedroom Four

7' 1" x 10' max ( 2.16m x 3.05m max )

Central heating radiator, storage cupboard, central heating radiator.

## Re-Fitted Bathroom

A stunning re-fitted bathroom with tiled flooring, vanity wash hand basin, tiled splashback, large bathtub with tap, shower cubicle, part tiling to walls, part panelling to walls, low level W.C, extractor, double glazed obscured window to rear elevation.

### Storage Area

7' 11" x 7' 8" max ( 2.41m x 2.34m max )

This storage area was previously the garage, but the current owners have converted part of the garage into bedroom three. This storage area is fitted with an up and over door and can be accessed via the driveway.

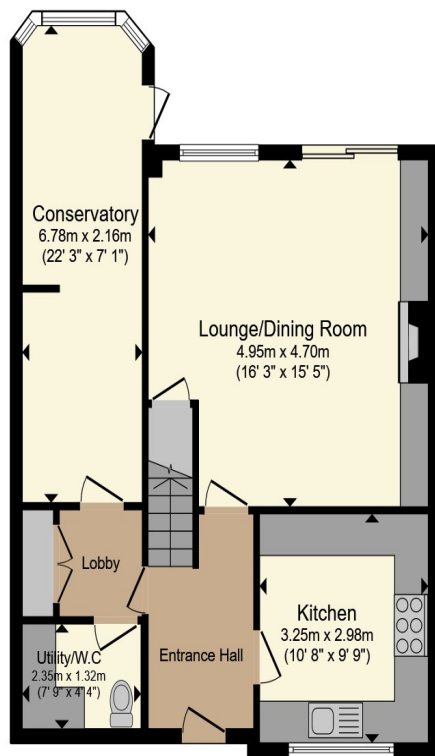
### Storage Area

This storage area is located underneath the drive and can be accessed from the bottom of the steps at the front of the property.

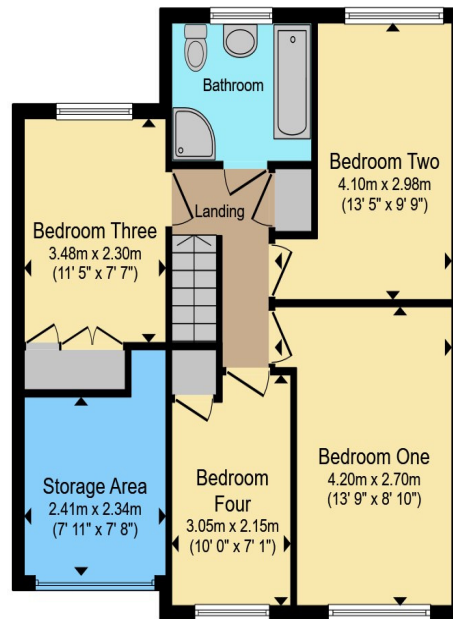
## Pleasant Rear Garden

A fence enclosed, pleasant rear garden offering a balance of privacy and far reaching views with plenty of space for entertaining. There is a decked area with steps down to further decked area. There is a low partition fence between both levels of the garden.





**Ground Floor**



**First Floor**

Total floor area 123.3 m<sup>2</sup> (1,328 sq.ft.) approx

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To view this property please contact Connells on

**T 0121 550 6465**  
**E [halesowen@connells.co.uk](mailto:halesowen@connells.co.uk)**

10 Hagley Road  
 HALESOWEN B63 4RG

Property Ref: HSW316388 - 0002

Tenure:Freehold EPC Rating: D

Council Tax Band: C

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