



INNAGE FARM, ILLEY LANE, NR HALESOWEN, WEST MIDLANDS B62 0HJ

£925,000





THE PROPERTY

SUPERB OPPORTUNITY... DETACHED FARM HOUSE AND OUTBUILDINGS.... APPROX 3 ACRES... NO UPWARD CHAIN..... Situated within this much sought after location just off Illey Lane with adjoining countryside, and is handy for gaining access into Birmingham City Centre whilst M5 Motorway (J3) is just a short distance away. The property is set back behind a lengthy drive, with numerous outbuildings/storage/garaging. The Farm House itself currently comprises :- Ground Floor provides kitchen, lounge, dining/sitting room, study and shower room. First Floor offers landing and 3 bedrooms (Bed 3 leading to additional room). Requires complete modernization, We are advised there is no gas to the property. Offers Huge potential. According to Ofcom (the office of communications), standard broadband is available at this property. Further information can be found here: <https://checker.ofcom.org.uk/en-gb/broadband-coverage> Council Tax Band E. EPC rating tbc.

Council Tax Band E

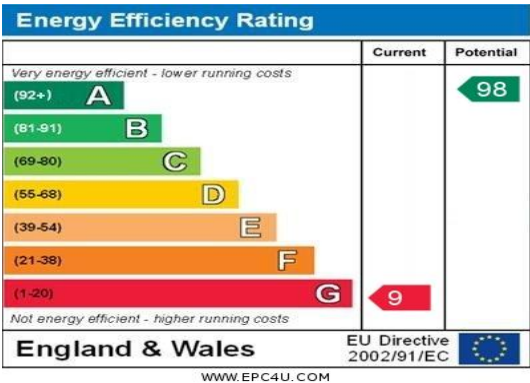
EPC Rating: G

TITLE

The agents have checked HM land registry and the official copy of register of title shows the property as being Freehold. We recommend buyers verify the status and satisfy themselves as to the tenure.

PROPERTY RELATED SERVICES

Humberstones Homes recommends certain products and services to buyers including mortgage advice, insurance, surveying and conveyancing. We may receive commission for such recommendations and referrals when they proceed to sign up and/or completion. These can vary up to a maximum of £240 per transaction.



 <p>Floor 0 Building 1</p>	 <p>Approximate total area⁽¹⁾</p> <p>1463.16 ft² 135.93 m²</p> <p>Reduced headroom</p> <p>35.51 ft² 3.3 m²</p>
 <p>Floor 2 Building 1</p>	<p>(1) Excluding balconies and terraces</p> <p> Reduced headroom (below 1.5m/4.92ft)</p> <p>While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.</p> <p>GIRAFFE360</p>

Consumer Protection Regulations 2008: These particulars have been prepared with care & approved by the vendors as correct (TBC) but are only intended as a guide to the property only. The measurements are approximate & usually the maximum size which may include recesses etc and must not rely on them for any purpose. The appearance of an item in any photograph does not mean that it forms part of the property or sale price. Always contact the appropriate Humberstones Homes branch for clarification. Humberstones Homes takes no responsibility for any planning or building regulations being granted or applied for & prospective buyers should always seek clarification from their solicitor or surveyor on these aspects.

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