



**42 The Longcroft, Halesowen, B63 4HJ**  
**Offers In The Region Of £280,000**

A very well presented THREE BEDROOM semi detached property in this ever popular cul-de-sac location in Halesowen.

This lovely family home has gas central heating, double glazing and briefly comprises: entrance hall with understairs storage, fitted kitchen, through lounge and dining room, side lean to with utility area, downstairs WC, three bedrooms and house bathroom with separate WC.

To the front is off road tarmacadum driveway parking. To the rear is a fully enclosed garden laid mainly to lawn with patio seating area. EPC D, CT Band C.

## Property Description

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## Location

Halesowen General

Halesowen is located on the outskirts of Birmingham and has proved itself to be a popular location for commuters who wish to travel into the City Centre.

The main Bus Terminal operates a direct service to Birmingham City and surrounding areas and Junction 3 of the M5 is only minutes away providing access to the M5/M6/M42 network.

Halesowen boasts three large secondary schools, many primary schools and Halesowen College provides further education.

The Clent Hills are close by with beautiful walks, woodlands, trails and country pubs.

**Porch 3'9" x 5'5" (1.16m x 1.66m)**  
UPVC door and windows to front..

**Entrance Hall 13'6" x 5'11" (4.12m x 1.81m)**  
Door to front and stairs to first floor. Understairs storage.

**Cloakroom 5'11" x 3'0" (1.82m x 0.93m)**  
Window to side. Two piece suite comprising: low level WC and wash hand basin.

**Lounge 13'0" x 11'10" at widest point (3.98m x 3.62m at widest point)**  
French doors to rear. Wall mounted electric fire. Bamboo flooring.

**Dining Room 10'10" x 11'11" at widest point (3.32m x 3.65m at widest point)**  
Window to front.

**Kitchen 9'7" x 6'11" (2.93m x 2.12m)**  
Window to rear. Good range of eye and low level units incorporating: stainless steel sink and drainer, Electric oven, gas hob with extractor over, space for a fridge freezer and washing machine. Partly tiled walls and vinyl flooring.

**Utility Area 2m x 1.05m (0.61m x 0.30m.1.52m)**  
Space for a tumble dryer.

**Lean to 5'11" x 3'7" (1.82m x 1.11m)**  
Access to side.

**Landing 2.51m x 0.71m (0.61m.15.54m x 0.00m.21.64m)**  
Window to side, access to partially boarded loft space with ladder.

**Bedroom One 13'2" x 10'10" (4.02m x 3.31m)**  
Window to front.

**Bedroom Two 10'11" x 10'11" at widest point. (3.33m x 3.34m at widest point.)**  
Window to rear.

**Bedroom Three 10'2" x 7'2" (3.1m x 2.20)**  
Window to front and side.

**Bathroom 5'3" x 6'10" (1.616m x 2.09)**  
Window to rear. Two piece suite comprising: panelled bath with electric shower over and vanity unit wash hand basin. Heated towel rail and laminate flooring.

**Separate WC 4'1" x 2'4" (1.26m x 0.72m)**  
Window to side. Low level WC and boiler cupboard.

**Loft Space 13'9" x 15'0" (4.21m x 4.59m)**  
Velux window.

## Outside

**FRONT:** Tarmac driveway to front and flower bed

**REAR:** Laid to lawn with patio seating area. Garden shed and mature planting

## Freehold

We are advised by the vendor that the property is freehold. Bloore King and Kavanagh would stress that we have not checked the legal documents to verify the status of the property. A buyer is advised to obtain verification from their solicitor or surveyor.

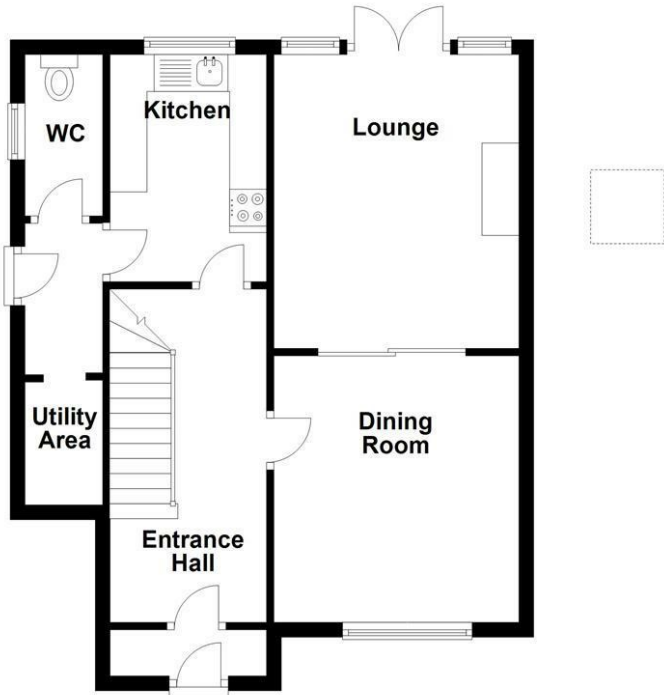
## Brochure Declaration

**FIXTURES AND FITTINGS:** Only those items specifically mentioned in these sales particulars are included within the sale price. However, the fitted carpets, curtains, light fittings and other items (if any), whilst not included, are negotiable. B K and K have NOT tested any apparatus, equipment, fixture or fitting and so cannot verify they are in working order or fit for their purpose. The buyers are advised to obtain verification from their solicitor or surveyor. **CONSUMER PROTECTION REGULATIONS 2008:** These particulars have been prepared with care and approved by the vendors (where possible) as correct, but are intended as a guide to the property only, with measurements being approximate and usually the maximum size which may include

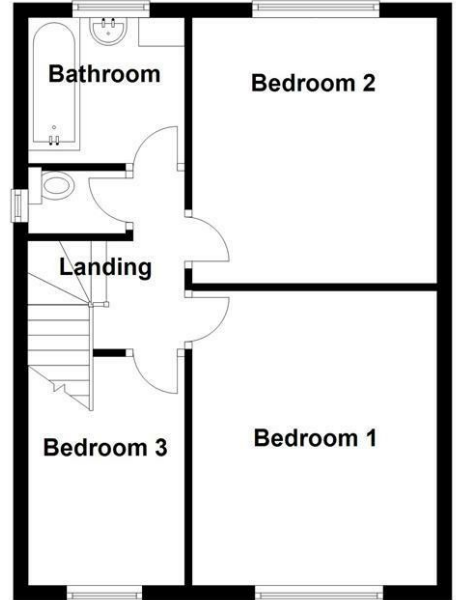
alcoves, recesses or otherwise as described and you must NOT rely on them for any other purpose. The appearance of an item in any photograph does not mean that it forms part of the property or sale price. Always contact the appropriate branch for advice or confirmation on any points. **PLANNING PERMISSION/ BUILDING REGULATIONS:** Any reference to the property being extended, altered or converted in any way does not infer that planning permission or building regulations have been granted or applied for, nor do B K and K accept any responsibility for such not having been obtained. Prospective purchasers should always seek verification from their solicitor or surveyor on these aspects. **REFERRAL FEES:** We refer clients to a number of service providers for various reasons within the scope of our terms, in line with our business and with the client's permission (GDPR 2018). It is your decision whether you choose to deal with any of the companies we recommend however you should be aware that some of these companies provide Bloore King & Kavanagh with a referral fee for recommending them. Referral fees are a maximum of £175.

# Floor Plan

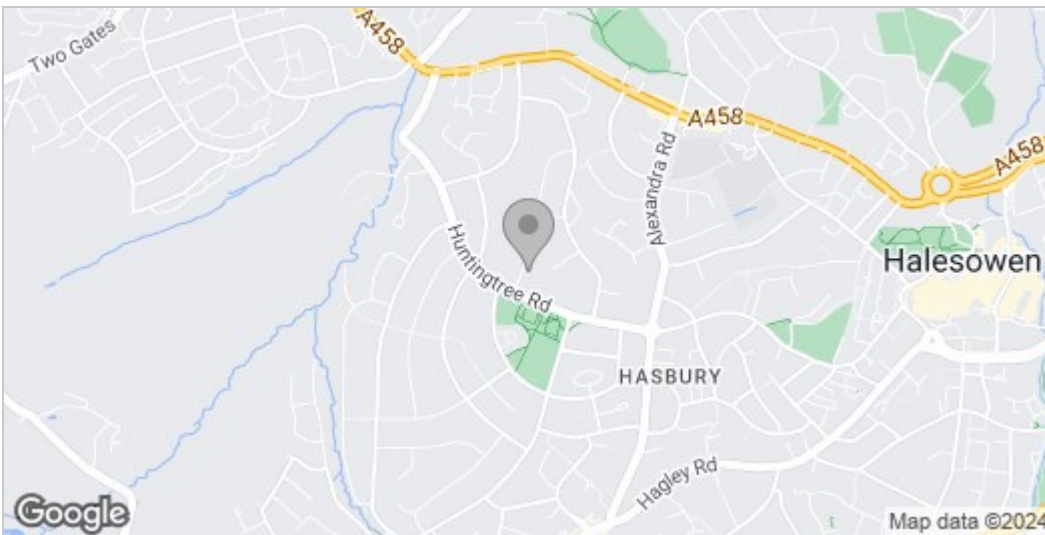
Ground Floor



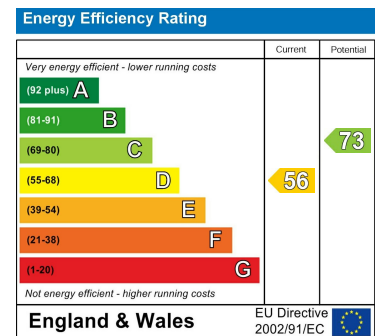
First Floor



# Area Map



# Energy Efficiency Graph



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