



**40 The Longcroft, Halesowen, B63 4HJ**  
**Offers In The Region Of £269,500**

A THREE BEDROOM semi detached property, situated in a very popular B63 location ideal for catchment areas for local and popular primary and secondary schooling.

Briefly comprising of: entrance hall with understairs storage, fitted kitchen, dining room, lounge, conservatory, side lean to with utility area, downstairs WC, three bedrooms and house bathroom.

To the front is off road block paved driveway parking. To the rear is a fully enclosed garden laid mainly to lawn.  
OFFERING NO UPWARD CHAIN. EPC D, CT Band B.

## Property Description

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## Location

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.

## Entrance Hall 13'4" x 5'9" (4.08m x 1.77m )

Stairs leading to first floor accommodation. Internal doors offering access to front dining room, rear lounge and fitted kitchen. Understairs cupboard available.

## Dining Room 10'10" x 11'10" (3.32m x 3.62m )

Window to front. Coving.

## Lounge 13'0" x 11'10" (3.97m x 3.61m )

Gas fire installed with wooden surround. Coving. Access to conservatory via French patio doors to rear.

## Conservatory 12'8" x 9'3" (3.88m x 2.83m )

Windows to rear and side. Access to the side out to the enclosed rear garden.

## Fitted Kitchen 9'5" x 6'10" (2.88m x 2.09m )

A range of eye level and base units incorporating: 1 1/2 stainless steel sink and drainer unit, a built in electric hob with a fitted extractor over and an integral electric oven/grill. Window to rear. Partly tiled walls and tiled throughout. Access to lean to via side.

## Lean To

Access to utility space and downstairs WC. Access also available to the rear garden via the side sliding door.

## Utility Space 6'4" x 3'1" (1.94m x 0.96m )

Plumbing for a washer installed. Window to side.

## Downstairs WC 4'2" x 2'9" (1.29m x 0.86m )

Low level flush and pedestal wash hand basin installed. Built in cupboard housing combi boiler. Window to side.

## Landing 6'8" x 3'1" (2.04m x 0.96m )

Window to side. Doors leading to all upstairs rooms.

## Bedroom One 13'1" x 10'10" (3.99m x 3.31m )

Window to front.

## Bedroom Two 10'10" x 10'11" (3.32m x 3.33m )

Window to rear.

## Bedroom Three 10'1" x 7'3" (3.09m x 2.21m )

Windows to front and side. Loft access available with an integral ladder. Fully boarded.

## Bathroom 8'2" x 6'10" (2.50m x 2.10m )

Four piece bathroom suite comprising; corner bath with mixer shower attachment over, separate single shower with mains fed shower unit installed, pedestal wash hand basin and low level flush installed. Heated towel rail installed. Partly tiled walls and carpeted throughout. Window to rear and side.

## Outside

FRONT: Block paved driveway to front offering access to the front and via side.

REAR: Laid to lawn mainly. Garden shed and mature planting.

## Disclaimer

Bamboo has been identified in the rear garden of the property. The clumps on the left are Fargesia Robusta Campbell and these are clumping and won't send out any runners. The two on the right are Phyllostachys Nigra. These are technically runners but tend to stay reasonably well behaved with only the odd runner.

## 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.

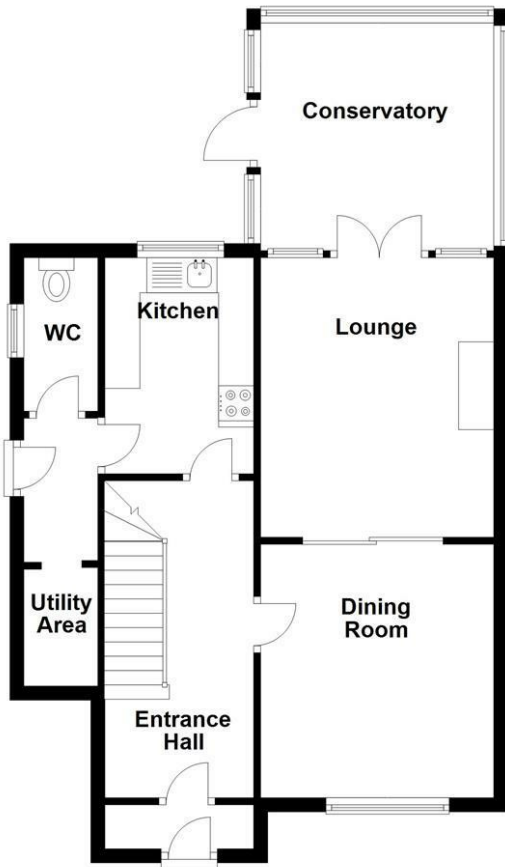
**CONSUMER PROTECTION REGULATIONS 2008:** These particulars have been prepared with care and approved by the vendors (where possible) as correct, but are intended as a guide to the property only, with measurements being approximate and usually the maximum size which may include alcoves, recesses or otherwise 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.

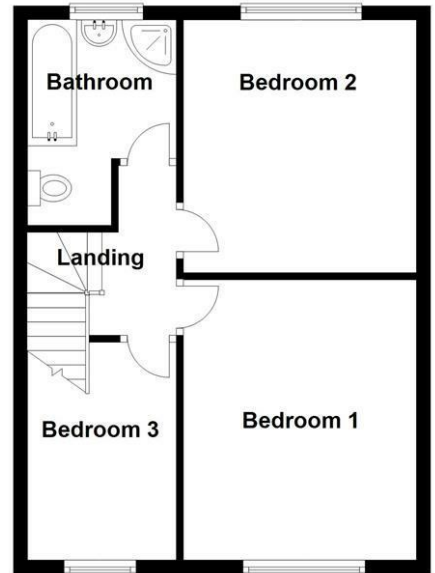
**REFERRAL FEES:** We refer clients to a number of service providers for various reasons within the scope of our terms, in line with our business and with the client's permission (GDPR 2018). It is your decision whether you choose to deal with any of the companies we recommend however you should be aware 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

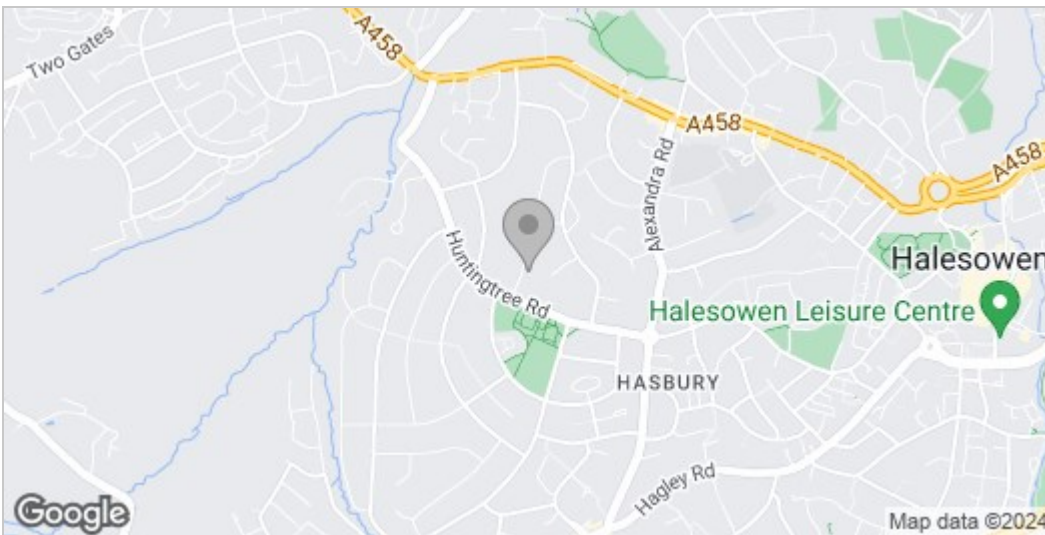
Ground Floor



First Floor



# Area Map



# Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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