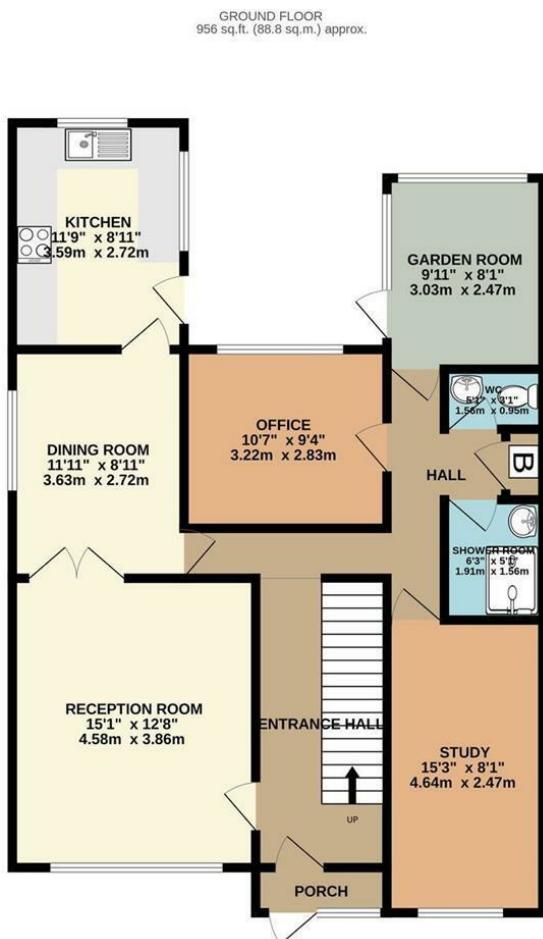


252a Long Lane, Halesowen, B62 9JX



TOTAL FLOOR AREA: 1485 sq.ft. (137.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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252a Long Lane, Halesowen

Hicks Hadley

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West Midlands
B63 4PU

0121 585 66 67

sales@hickshadley.com

<https://www.hickshadley.co.uk>

****SUPERB OPTION FOR UPSIZERS OR THOSE REQUIRING AN ANNEXE****
Extremely spacious detached and extended three/four bedroom property with large downstairs layout offering annexe style living options. The locality is suitable for access to transport links, schools and all local amenities. The property briefly comprises: porch, entrance hall, wide lounge, separate dining room, dual aspect fitted kitchen, dual aspect garden room, office, downstairs wc, separate wet room, study/downstairs bedroom, first floor modern family bathroom with separate shower cubicle, three double bedrooms and ensuite shower room to master. The property further benefits from: gated driveway, detached double garage and private rear garden. **VIEWING HIGHLY RECOMMENDED TO APPRECIATE THE SIZE AND LAYOUT OF THE PROPERTY.** EPC: D

Hicks Hadley

Offers In The Region Of £349,000 - Freehold



Porch

With double glazed front door and door into:

Reception Hall

With stairs to first floor, central heating radiator and doors into:

Spacious Lounge 15'1 x 12'8 (4.60m x 3.86m)

With central heating radiator, feature fireplace, gas fire, double glazed window to front elevation and doors into:

Separate Dining Room 11'11 x 8'11 (3.63m x 2.72m)

With central heating radiator, double glazed window to side elevation and door into:

Dual Aspect Fitted Kitchen 11'9 x 8'11 (3.58m x 2.72m)

Having matching wall and base units worktops over to incorporate one and a half bowl drainer sink unit, integrated oven, electric hob, integrated washing machine, central heating radiator, double glazed window to rear elevation, double glazed window to side elevation and obscured double glazed door into garden.

Side Lobby

With central heating radiator, loft hatch and doors into:

Garden Room 9'11 x 8'1 (3.02m x 2.46m)

With central heating radiator, double glazed window to rear elevation, double glazed window to side elevation and double glazed door into garden.

Office 10'7 x 9'4 (3.23m x 2.84m)

With central heating radiator, wash hand basin and double glazed window to rear elevation.

Wet Room

With wall mounted shower, low flush wc, wall mounted wash hand basin, ceramic tiling and heated towel rail.

Store

With wall mounted boiler.

Downstairs WC

With central heating radiator, corner wash hand basin and low flush wc.

Study/Downstairs Bedroom 15'3 x 8'1 (max) (4.65m x 2.46m (max))

With partial partition wall, central heating radiator, wall mounted gas heater and double glazed window to rear elevation.

Landing

With obscured double glazed window to side elevation and doors into:

Bedroom One 14'6 x 13'3 (4.42m x 4.04m)

With central heating radiator, fitted furniture to include wardrobes, double glazed window to front elevation and door into:

Ensuite Shower Room

With shower cubicle, pedestal wash hand basin and heated towel rail.

Bedroom Two 12'7 x 10'5 (3.84m x 3.18m)

With central heating radiator and double glazed window to rear elevation.



Agents Note

COUNCIL TAX BAND: D

EPC: D

We have been informed that the property is freehold. Please check this detail with your solicitor.

All main services are connected (gas/water/electric).

Broadband/Mobile coverage- please check on link- [/checker.ofcom.org.uk/en-gb/broadband-coverage](http://checker.ofcom.org.uk/en-gb/broadband-coverage)

