Grove.

FIND YOUR HOME

Long Acre Long Lane
Halesowen,
West Midlands
B62 9DL

Offers Over £350,000

Offered with no onward chain
This detached home presents an excellent opportunity for families and professionals. Ideally situated in a sought after location the property is within easy reach of the beautiful Leasowes Park, as well as the wide range of shops, schools and amenities available in both Halesowen and Quinton.

The accommodation briefly comprises a generous driveway providing off road parking with access to the property via an enclosed porch. Upon entering you are welcomed by an impressive double height entrance hall, creating a bright and spacious first impression. From here doors lead to two reception rooms including a particularly generous lounge/dining room featuring dual aspect patio doors to both the front and side allowing for an abundance of natural light. The spacious kitchen offers ample storage and workspace along with direct access to the rear garden, making it ideal for everyday living and entertaining. Upstairs, the property offers three well proportioned bedrooms and a family bathroom fitted with both a bath and separate shower. Outside the rear garden provides a fantastic blank canvas, offering plenty of space and potential to create your ideal outdoor retreat.

Combining generous living space, a desirable location and excellent potential, this charming detached home is sure to appeal to a wide range of buyers. Early viewing is highly recommended to fully appreciate everything this property has to offer. JH 8/10/26 V2 EPC=E

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Approach
Via a tarmacadam driveway with raised stone chipping borders and trees, double glazed sliding door into entrance porch.

Entrance porch
Door and window into the entrance hall.

Entrance hall
Stairs to first floor accommodation, central heating radiator, under stairs storage cupboard, doors into two reception rooms and kitchen.

Front reception room 10'9" x 8'10" (3.3 x 2.7)
Double glazed window to the front, central heating radiator.

Second reception room 24'11" x 13'1" (7.6 x 4.0)
Coving to ceiling, double glazed sliding patio door to the side, double glazed sliding patio door to the rear, central heating radiator, ceiling light with fan, inset ceiling spotlights, feature fireplace.

Kitchen 9'10" x 11'5" (3.0 x 3.5)
Double glazed window to rear, obscured door and windows to the side, central heating radiator, base units with square top surface over, electric hob, sink with mixer tap and drainer, oven, American style fridge freezer.

First floor landing
Coving to ceiling, doors to three bedrooms and bathroom.

Bedroom one 9'10" x 13'1" (3.0 x 4.0)
Double glazed window to rear, central heating radiator.

Bedroom two 9'10" x 11'5" (3.0 x 3.5)
Double glazed window to rear, central heating radiator.

Bedroom three 8'10" x 10'9" (2.7 x 3.3)
Double glazed window to front, central heating radiator.

Bathroom
Double glazed obscured window to front, double glazed window to side, loft access, central heating radiator, shower, bath with mixer tap and low level w.c.

Rear gardden
Slabbed patio area with lawn, side access to the front, door into garage.

Garage 15'5" x 8'2" (4.7 x 2.5)
Up and over door, obscured glazed window and door to side passage and housing central heating boiler, fuse box, gas meter and electric meter.

Tenure
References to the tenure of a property are based on information supplied by the seller. We are advised that the property is freehold. A buyer is advised to obtain verification from their solicitor.

Council Tax Banding
Tax Band is D

Money Laundering Regulations
In order to comply with Money Laundering Regulations, from June 2017, all prospective purchasers are required to provide the following - 1. Satisfactory photographic identification. 2. Proof of address/residency. 3. Verification of the source of purchase funds. All prospective purchasers will be required to undergo Anti-Money Laundering (AML) checks in accordance with current legislation. This

GROUND FLOOR

1ST FLOOR

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We can confirm that if we are sourcing a quotation or quotations on your behalf relevant to the costs that you are likely to incur for the professional handling of the conveyancing process. You should be aware that we could receive a maximum referral fee of approximately £175 should you decide to proceed with the engagement of the solicitor in question. We are informed that solicitors are happy to pay this referral fee to ourselves as your agent as it significantly reduces the marketing costs that they have to allocate to sourcing new business. The referral fee is NOT added to the conveyancing charges that would ordinarily be quoted.

We can also confirm that if we have provided your details to Infinity Financial Advice who we are confident are well placed to provide you with the very best possible advice relevant to your borrowing requirements. You should be aware that we receive a referral fee from Infinity for recommending their services. The charges that you will incur with them and all the products that they introduce to you will in no way be affected by this referral fee. On average the referral fees that we have received recently are £218 per case.

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