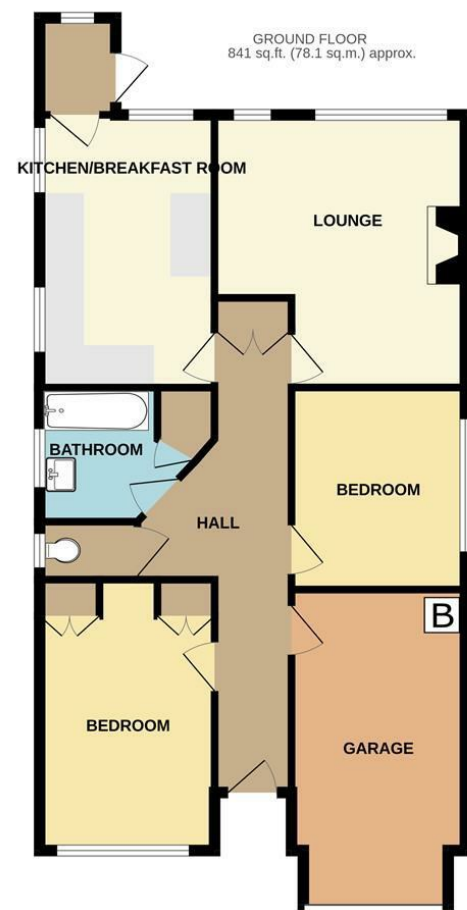


43 Tanhouse Lane, Halesowen, B63 2JE



TOTAL FLOOR AREA: 841 sq.ft. (78.1 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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43 Tanhouse Lane, Halesowen



Hicks Hadley

**13 Hagley Road
Halesowen
West Midlands
B63 4PU**

 0121 585 66 67

 sales@hickshadley.com

 <https://www.hickshadley.com>

****NO UPWARD CHAIN****

A superb opportunity to purchase this impressive two bedroom detached bungalow; suitably located for access to all local amenities and transport links. The property briefly comprises: long entrance hall, spacious lounge, dual aspect fitted kitchen, rear lobby, two double bedrooms and bathroom with separate wc. The property further benefits from: long garage with wall mounted Worcester boiler, driveway and long impressive private rear garden. **EARLY VIEWING HIGHLY RECOMMENDED. EPC: D**

Hicks Hadley

Offers Over £260,000 - Freehold



Long Hallway

With obscured double glazed front door, central heating radiator, storage cupboard and doors into:

Spacious Lounge 14'0" x 12'10" (max) (4.28 x 3.92 (max))

With two central heating radiators, obscured double glazing to rear elevation and double glazed window to rear elevation.

Fitted Breakfast Kitchen 13'11" x 8'11" (4.257 x 2.731)

Having matching wall and base units with worktops over to incorporate one and a half bowl drainer sink unit, plumbing for automatic washing machine, space for cooker, splash back tiling, central heating radiator, double glazed window to rear elevation, two double glazed window to side elevation and door into:

Rear Lobby

With space for fridge/freezer, double glazed window to rear elevation and obscured double glazed door into garden.

Bathroom 12'9" x 6'10" (3.9 x 2.09)

Having obscured glazed door, panel bath, pedestal wash hand basin, central heating radiator, storage cupboard and obscured double glazed window to side elevation.

Separate WC

With low flush wc, part ceramic tiling and obscured double glazed window to side elevation.

Bedroom One 14'1" x 8'11" (4.316 x 2.724)

With integrated wardrobes, central heating radiator and double glazed window to front elevation.

Bedroom Two 10'4" x 8'11" (3.153 x 2.742)

With central heating radiator and stain glass leaded window to side elevation.

Garage 16'9" x 8'11" (5.128 x 2.736)

With loft hatch, wall mounted Worcester boiler and up and over entrance door.



Outside

Front: With block paved driveway leading to front door and garage door entrance, decorative shrubbery and gated side entrance.

Rear: With raised patio area, steps down to stores, further patio area, lawns and an array of border shrubbery.

Agents Note

All main services are connected.

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

EPC: D

Tenure information: FREEHOLD

COUNCIL TAX BAND: C

