



**245 Long Lane**  
Halesowen, B62 9JX

**Offers Over £210,000**

## The Property

A very well presented THREE bedroom end of terraced property.

This lovely property briefly comprises: two reception rooms, cellarette, UTILITY AREA, fitted kitchen, downstairs shower room, landing, three bedrooms, MASTER WITH ENSUITE.

To the front of the property is a walled area and to the rear an enclosed garden. Gas central heating.

Council Tax Band B, EPC: D.

### Front Reception Room

3.44m x 3.77m (11'3" x 12'4" )

Window to front. Front door access available. Door leading to cellarette. Opening through to:

### Rear Reception Room

3.75m x 3.78m (12'3" x 12'4" )

Window to rear. Gas fire with feature surround. Door leading through to:

### Utility Area

2.57m x 1.85m (8'5" x 6'0" )

Window and access to side. Plumbing and space for a washing machine. Opening through to:

### Kitchen

4.37m x 2.75m (14'4" x 9'0" )

Window to side. An good range range of eye level and base units incorporating: 1 1/2 stainless steel sink and drainer unit and a freestanding gas cooker installed. Recess for other freestanding kitchen appliances. Boiler housed on kitchen wall. Loft access. Door leading through to:

### Inner Hallway

2.80m x 0.96m (9'2" x 3'1" )

Access to rear. Window to side. Door leading to:

### Downstairs Shower Room

2.70m x 1.56m (8'10" x 5'1" )

Window to rear. Three piece suite comprising of: low level WC, pedestal wash hand basin and a separate double shower enclosure with mains fed shower unit installed.

### Landing

Internal doors leading to all bedrooms.

### Master Bedroom

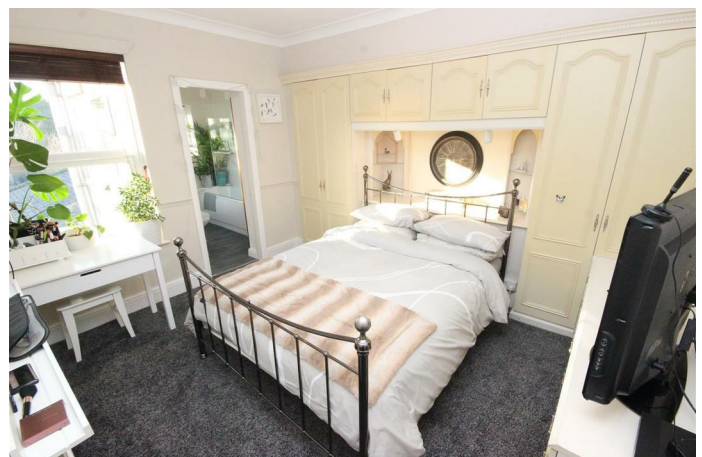
3.73m x 3.75m (12'2" x 12'3" )

Window to rear. Fitted wardrobes installed. Door leading to:

### En-suite Bathroom

2.57m x 1.88m (8'5" x 6'2" )

Windows to rear and side. Three piece suite comprising of; low level flush WC, pedestal wash hand basin and a bath with an electric shower over.



### Bedroom Two

3.43m x 3.49m wp (11'3" x 11'5" wp )

Window to front. Built in wardrobe storage.

### Bedroom Three

3.42m x 2.14m wp (11'2" x 7'0" wp )

Window to front. Loft access available.

### Outside

FRONT: Walled and paved area to front.

REAR: Enclosed garden with seating areas, planting and lawned area.

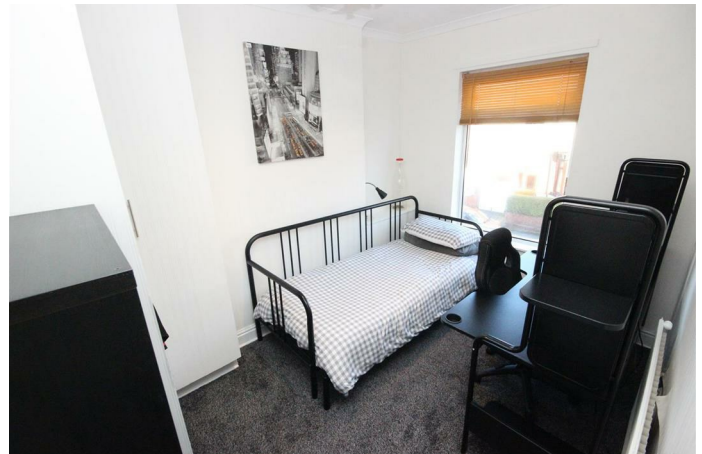
### Freehold

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.

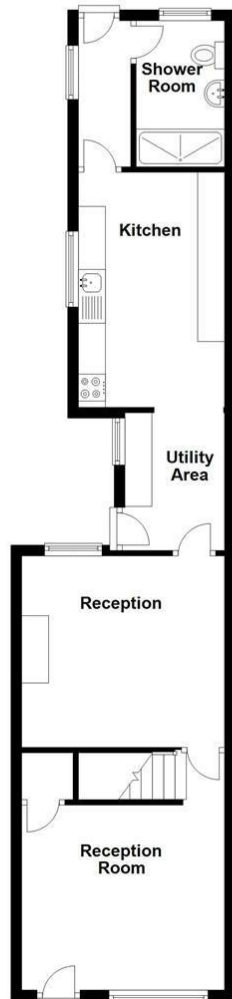
### Brochure Declaration

**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.

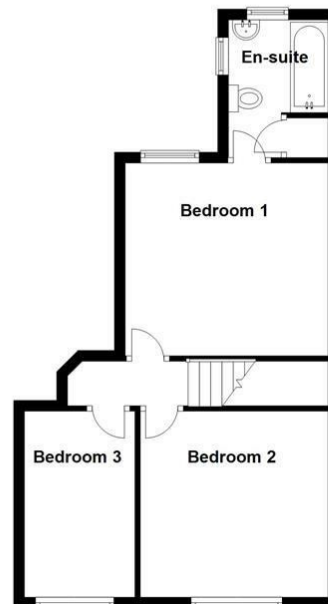
**PLANNING PERMISSION/ BUILDING REGULATIONS:** Any reference to the property being extended, altered or converted in any way does not infer that planning permission or building regulations have been granted or applied for, nor do B K and K accept any responsibility for such not having been obtained. 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.



Ground Floor



First Floor



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